RESETTLEMENT ACTION PLAN (RAP) REPORT

Mano River Union (MRU) Road Development Transport Facilitation Programme (MRU/RDTFP) Phase V Coastal Highway Lot I (Paving of the Buchanan-Cestos City Junction Road (60.9 km)
Grand Bassa & Rivercess Counties

MINISTRY OF PUBLIC WORKS

THE GOVERNMENT OF LIBERIA

Final RAP Report
Version 2.0

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ROYAL ENVIRONMENTAL GROUP, RE-GROUP

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List of Acronyms

Acronym	Full Meaning
AfDB	African Development Bank
CBO	Community-Based Organization
CPA	Community Participatory Approach
EPA	Environmental Protection Agency
ESIA	Environmental and Social Impact Assessment
ESMF	Environmental and Social Management Framework
ESMP	Environmental and Social Management Plan
GBV	Gender-Based Violence
GOL	Government of Liberia
GRM	Grievance Redress Mechanism
GRC	Grievance Redress Committee
IIU	Infrastructure Implementation Unit
ISS	Integrated Safeguards System
LGA	Local Government Authority
LLA	Liberia Land Authority
LRA	Liberia Revenue Authority
LRP	Livelihood Restoration Plan
MIA	Ministry of Internal Affairs
MFDP	Ministry of Finance and Development Planning
MOA	Ministry of Agriculture
MOH	Ministry of Health
MPW	Ministry of Public Works

NGO	Non-Governmental Organization
NPHC	National Population and Housing Census
PAP	Project-Affected Person
PAH	Project-Affected Household
PIU	Project Implementation Unit
RAP	Resettlement Action Plan
RBF	Results-Based Financing
ROW	Right of Way
RPF	Resettlement Policy Framework
SEP	Stakeholder Engagement Plan
SSATP	Sub-Saharan Africa Transport Policy Program

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EXECUTIVE SUMMARY

This Executive Summary presents the key resettlement impacts, eligibility principles, compensation entitlements, implementation arrangements, grievance redress mechanism, monitoring requirements, and total budget for the Resettlement Action Plan (RAP) for the MRU/RDTFP Phase V, Lot I — Paving of Buchanan to Cestos City Junction, including the road to the Buchanan Sea Port, covering 60.9 km across Grand Bassa and Rivercess Counties.

The RAP has been prepared to manage physical and economic displacement resulting from road widening, drainage expansion, localized realignments, and associated civil works within the project Right-of-Way (ROW). It is grounded in the RAP census, asset inventory, socioeconomic survey, community consultations, valuation exercise, and individual compensation negotiations undertaken for all project-affected persons (PAPs). The cut-off date was formally declared on January 14, 2025.

The RAP will be implemented in accordance with Liberia's applicable legal framework and the African Development Bank (AfDB) Integrated Safeguards System, particularly Operational Safeguard 5 (OS5) on Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement. Where gaps exist between national law and AfDB OS5, the more protective standard shall apply. No civil works shall commence in any affected section until compensation and required resettlement assistance have been completed, documented, and cleared by PIU/MPW and AfDB where required.

A. Compensation Summary Sheet

A.1 General Information

#	Variable	Data
1	**Region / Province / Department**	West-Central Region of Liberia — Republic of Liberia
2	**Municipality / District**	Districts 3 and 4, Grand Bassa County; District 2, Rivercess County
3	**Village / Suburb**	44 cities, towns, and villages along the Buchanan–Cestos Junction corridor, including Buchanan, Rock Town, Sand Town, Garpue Town, Henry Logan Town, Debay Town, Brumskine Farm, Logan Town, Meneh Town, Jacob Town, Glorgarkpah, Gbankon, Behn, Kasuah Town, Charles King Town, David Town, Gio Town, Kobeedun Town, Tarr Town, Gbeysayday, Walker Town, Menyongai Broad Street, Saturday Town, Zahnto Town, Whalakpo Town, Gebior, Gbee Town, Borbor Town, Charles Town, Tan Town, Gorzhon, Nyonbehn Town, James Town, Koko Town, Wayzohn, Forster Town, Yarpleah Town, Bayon Town, Gongbo Town, Gbediah Town, Yarpah Town, Toe Town, Maniah Town, and Stewart Town

#	Variable	Data
4	**Activity / activities triggering resettlement**	Road widening, drainage expansion, localized realignment, and associated civil works within the 60.9 km Buchanan–Cestos Junction corridor, including the 5.3 km Buchanan City–Port of Buchanan road section; acquisition of land and assets within the ROW
5	**Project overall cost**	USD 80,010,048.45
6	**Overall resettlement cost**	US$5,047,158.69, comprising validated compensation and assistance subtotal of US$4,602,055.89 plus RAP implementation support, supervision, monitoring, GRM activities, post-RAP audit, and contingency
7	**Applied cut-off date**	January 14, 2025, formally communicated through community meetings, public notices, and radio announcements
8	**Dates of consultations with PAPs**	January 13, 2025 — Buchanan City / Flour Mill Community; January 14, 2025 — Big Joe Town; January 15, 2025 — Yarpah Town, Rivercess County. The socioeconomic survey and asset inventory were conducted January 13–25, 2025.
9	**Dates of compensation rate negotiations**	March 1–7, 2025; and November 10–December 4, 2025. Individual negotiations were conducted separately with PAPs and documented through signed negotiation/consent forms.

A.2 Specific Resettlement Information

#	Variable	Data
10	Number of people affected by the project (PAP)	1,093 PAPs, comprising private structure owners, economic tree crop/farm owners, business operators, tenants, landlords, and other eligible affected persons identified through the RAP census
11	**Number physically displaced persons**	1,093 PAPs are physically affected through loss of structures or assets within the ROW. PAPs losing primary residential structures are subject to residential relocation assistance; PAPs losing other asset types are treated under the relevant entitlement category.
12	**Number economically displaced persons**	500 business operators, traders, and informal vendors experience business income loss. These 500 are included within the total 1,093 PAPs and are not additional to the total PAP count.

#	Variable	Data
13	**Number of affected households**	1,093 affected PAP households / right-holders and beneficiaries
14	**Number of females affected**	505 female PAPs, representing approximately 46 percent of total PAPs
15	**Number of vulnerable persons affected**	731 vulnerable PAPs, comprising 226 elderly persons aged 65 and above and 505 female household heads
16	**Number of major PAPs**	1,041 PAPs experiencing full or near-complete impact on primary structures or livelihood sources
17	**Number of minor PAPs**	52 PAPs with partial impacts, representing 25 percent partial demolition of structures
18	**Number of total right-owners and beneficiaries**	1,093
19	**Number of households losing their shelter**	To be confirmed from the PAP Summary Matrix by isolating PAPs losing primary residential structures. The total of 1,093 refers to all PAPs physically affected through structure or asset loss and should not be interpreted as the verified number requiring residential relocation unless confirmed by PAP-level residential-use classification.
20	**Total area of lost arable / productive lands (ha)**	6 hectares
21	**Number of households losing crops and/or revenues**	56 farm owners, comprising 37 male and 19 female farm owners
22	**Total area of farmlands lost (ha)**	6 hectares
23	**Estimation of agricultural revenue lost (USD)**	US$62,146.50

#	Variable	Data
24	**Number of buildings to demolish totally**	1,591 private structures fully affected
25	**Number of buildings to demolish at 50 percent**	0
26	**Number of buildings to demolish at 25 percent**	52 partially affected structures
27	**Number of tree-crops lost**	5,656 trees across 61 farms, including pineapple, rubber, banana/plantain, coconut, oil palm, and cocoa
28	**Number of commercial kiosks / market stalls to demolish**	500 businesses affected, comprising 285 male-owned and 215 female-owned businesses
29	**Number of ambulant / street sellers affected**	0
30	**Number of community-level service infrastructures disrupted or dismantled**	14 public/community assets, comprising 13 community service infrastructures (wells, hand pumps, latrines, market stalls, community meeting facilities) and 1 cemetery
31	**Cultural / religious assets requiring separate management**	22 assets, comprising 21 individual graves and 1 cemetery site. Graves and the cemetery shall be managed under culturally appropriate relocation procedures; they are also counted within the 14 public/community assets for the cemetery entry above.
32	**Number of households whose livelihood restoration is at risk**	1,093 affected households face some level of livelihood disruption; 731 vulnerable PAPs require enhanced targeted support

B. Project Description

The Government of the Republic of Liberia (GOL) is desirous to connect all County Capitals with a paved road network. According to the recent road inventory survey carried out by the Ministry of Public Works (MPW), the Country has a total road network of approximately 13,000km. Out of which, about 2,340km of roads provide a connection between the Capitals of the 15 political subdivisions of the country. These roads are classified by MPW as Primary or Major Roads. Against the aforesaid number of primary roads as of 2022, under 40% are paved, while the remaining are yet to be paved, with a significant portion of the unpaved primary road constituting what the Government of Liberia (GoL) termed the Coastal Road Corridor. The Coastal Road Corridor is the road that stretches from the Port City of Buchanan (Grand Bassa County), lying 87km away from Cestos City (Rivercess County), passing through Greenville (Sinoe County), Barclayville (Grand Kru County), up to Pleebo in Maryland County. The Government of Liberia is seeking funding from the African Development Bank towards the implementation of the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-V: Paving of Buchanan to Cestos Junction (60.9 km) in Grand Bassa & Rivercess Counties. This project corridor includes a 5.3km road stretch leading to the Sea Port of Buchanan.

The project involves major civil works, including road widening, construction of drainage systems, and realignment of certain sections, all of which necessitate land acquisition and resettlement. Structures, businesses, farmlands, and community assets located within the Right of Way (ROW) will be affected, leading to both physical and economic displacement of affected persons. The exact land area required, the types of structures affected, and the nature of displacement (physical/economic) have been assessed and documented as part of this RAP.

The Resettlement Action Plan (RAP) plays a vital role in almost all development projects where people are required to be displaced due to the implementation of project activities. Project-affected persons must be resettled before the commencement of the construction activity. The RAP is an essential tool in managing the resettlement process and the potential for conflict and unrest that could have a negative impact on the successful implementation of the project. It is also an important tool in engaging affected people and communities in the project.

The Government of Liberia, with financial assistance from the African Development Bank (AfDB) has proposed to construct 60.9 km of road from Buchanan to Cestos Junction, a segment of the Buchanan to Greenville Road Corridor in Grand Bassa, Rivercess, and Sinoe Counties. Considering the AfDB Integrated Safeguards System (ISS) and Liberian National Regulatory requirements of the Project, Royal Environmental Group was contracted to prepare the Resettlement Action Plan to determine the current impact on assets, their usage and restriction, tenants, vulnerable groups, and property owners along with the corridor. The RAP clearly defines the land acquisition rationale and the extent of economic and social impacts.

The project aims to address these barriers within the framework of the New Partnership for Africa's Development (NEPAD) Plan, the Sub-Saharan Africa Transport Policy Program (SSATP), and the ECOWAS Priority Road Transport Programme (PRTP). These strategies have a common goal of enhancing regional trade and social development through promoting investments in regional transport networks that facilitate seamless movement of freight and services.

The project development objective is to improve productivity and create access for local residents found within the project corridor. The project activities that induce resettlement include road widening, the construction of drainage systems, and realignments that will encroach upon existing properties and farmlands. Land acquisition will be required in the project implementation area, encompassing tree and cash crops, residential structures, commercial buildings, agricultural land, and community facilities located within the right-of-way (ROW). A detailed assessment of affected assets, including residential structures, commercial buildings, agricultural land, and community facilities, has been conducted to determine compensation measures. Owners of these properties will be provided with resettlement assistance for the loss of their assets. The project consists of one main component, which is the rehabilitation of a 60.9 km section of the 203.7km Buchanan-Greenville Road, commencing at the Monrovia Parking in Grand Bassa County and traversing through and terminating at Cestos Junction, Rivercess County.

According to a conceptual design carried out, the proposed design includes a full upgrade of the road to a two-lane carriageway with bituminous surfacing within the existing right-of-way of 150ft (75ft on either side of the centerline of the road) with possible limited realignments to improve geometric characteristics. The proposed road rehabilitation works will adversely affect assets found within the RoW, as well as persons living and conducting livelihood activities therein. The RAP provides a framework for ensuring that affected persons are adequately compensated, resettled, and provided with livelihood restoration support. The resettlement will involve compensation for landowners, business operators, and individuals with economic trees and other affected properties within the corridor. The potential adverse impacts of the civil works activities necessitate the preparation of this Resettlement Action Plan (RAP) to minimize and mitigate the potential negative impacts.

The RAP sets out the procedures and the actions to be undertaken by the Government to properly resettle and compensate PAPs. It includes a project implementation schedule, eligibility criteria for PAPs, a legal and institutional framework, an assets valuation methodology, entitlements and eligibility, unit rates, participation and consultation outcomes, overall cost estimates for RAP implementation and funding arrangements, grievance redress mechanisms, monitoring and evaluation, and implementation arrangements.

C. Objectives of the RAP

The overall objective of the RAP is to ensure that all persons affected by project-related land acquisition, restrictions on land use, loss of assets, loss of income, or displacement are compensated and assisted in a manner that restores, and where feasible improves, their livelihoods and standards of living.

The RAP has been prepared to achieve the following specific objectives:

1. Identify all eligible PAPs and affected assets within the project impact corridor before the cut-off date.
2. Establish clear eligibility criteria and entitlement categories in accordance with Liberian law and AfDB OS5.
3. Ensure compensation for affected assets at full replacement cost, with no deduction for depreciation, salvage value, taxes, or transaction costs.
4. Provide resettlement assistance and livelihood restoration support to PAPs affected by physical and economic displacement.
5. Provide targeted support to vulnerable PAPs, including elderly persons and female-headed households.
6. Ensure meaningful consultation with PAPs and affected communities throughout RAP implementation.
7. Establish a transparent, culturally appropriate, gender-sensitive, and accessible grievance redress mechanism.
8. Define institutional roles and responsibilities for compensation, relocation, grievance management, livelihood restoration, monitoring, and reporting.
9. Ensure compensation and required assistance are delivered before civil works commence in affected sections.
10. Establish monitoring, evaluation, reporting, and post-RAP completion audit arrangements to verify compliance and livelihood restoration outcomes.

The RAP is guided by the principles of avoidance, minimization, full replacement cost, prior compensation, meaningful consultation, vulnerability support, livelihood restoration, accessible grievance redress, and completion audit verification. Where national legal requirements differ from AfDB OS5, the more protective requirement shall apply.

D. Main Socio-Economic Characteristics of the PAPs and Project Area

D.1 Socio-Economic Aspects of the Project Area

The project corridor traverses urban, peri-urban, and rural settlements in Grand Bassa and Rivercess Counties. The affected area includes two main cities, 35 towns, and seven villages, with livelihoods based mainly on subsistence farming, petty trading, roadside vending, transport services, rental housing, and small-scale commercial activities.

A socioeconomic survey and asset inventory were conducted January 13–25, 2025. The survey identified 1,093 PAPs, 1,643 private structures, 61 farms, 500 affected businesses, 160 tenants, 127 landlords, 14 public/community assets, 21 individual graves, and one cemetery site requiring culturally appropriate management.

The PAP socioeconomic profile indicates that 588 PAPs are male and 505 are female. Approximately 44 percent of PAPs reported no formal education, 16 percent reported primary-level education or school dropout, and 40 percent reported secondary education or above.

Approximately 49 percent of PAPs depend primarily on subsistence farming, while approximately 46 percent depend on petty trade or business operations.

D.2 Land Tenure Regime in the Project Area

Land tenure along the project corridor is mixed. Approximately 72 percent of affected landowners presented or referenced formal documentation, while approximately 28 percent hold land under customary, inherited, family-based, informal, or community-recognized tenure arrangements. This classification reflects community-verified tenure status and not strictly documented title ownership. No PAP shall be excluded from compensation solely for lacking formal title, provided their claim is recognized through community validation, Commissioner attestation, or other acceptable verification mechanisms.

D.3 Profiles of Actors in the Project Area of Influence

The affected population includes private structure owners, farm owners, business operators, tenants, landlords, and other right-holders within the project corridor and buffer zone. Tenants and landlords are separately identified as distinct entitlement categories. Tenants are eligible for rental shelter assistance, while landlords are eligible for rental income loss support. Secondary or seasonal users, where identified and verified, shall be assessed in accordance with OS5 eligibility principles and compensated or assisted for affected crops, assets, or livelihood losses.

D.4 Vulnerability Profile of PAPs

A total of 731 PAPs, representing approximately 67 percent of the affected population, are classified as vulnerable for purposes of targeted assistance and livelihood restoration monitoring. This figure comprises 226 elderly persons aged 65 years and above and 505 female household heads, including single mothers and women with primary household responsibility. Other vulnerability categories were considered during census and consultation; persons with disabilities and chronically sick persons are recorded as zero in the verified compensation allocation table and shall be assisted if identified during implementation through verification or the GRM.

Vulnerability Category	Verified Count	Included in 731?	Assistance Status
Elderly persons aged 65 and above	226	Yes	Eligible for special assistance and priority processing
Female household heads, including single mothers	505	Yes	Eligible for special assistance and priority processing
Widows / single-parent households	Included where overlapping with female-	Yes, where applicable	Covered under the female-headed household assistance category

Vulnerability Category	Verified Count	Included in 731?	Assistance Status
	headed households		
Persons with disabilities	0 recorded in verified allocation table	No separate allocation	To be assisted if identified during implementation through verification or GRM
Chronically sick persons	0 recorded in verified allocation table	No separate allocation	To be assisted if identified during implementation through verification or GRM

E. Social and Economic Impacts of the Project on Affected People

E.1 Land Requirements for the Project

The project requires approximately 6 hectares of productive and arable land within the 60.9 km corridor. This land is affected by road widening, drainage expansion, and localized realignments. The total affected farmland of 6 hectares covers 61 farms with 5,656 economic tree crops, including pineapple, rubber, banana/plantain, coconut, oil palm, and cocoa. Estimated agricultural revenue lost is US$62,146.50.

E.2 Profiles of Affected People and Vulnerability Levels

The RAP census confirmed 1,591 fully affected and 52 partially affected private structures. Approximately 75 percent of affected structures are residential, 15 percent are commercial, and 10 percent are mixed-use. Economic displacement affects 500 businesses. Rental impacts include 160 tenants losing rented shelter and 127 landlords losing rental income. Public and community impacts include 14 public/community assets and 22 cultural/religious assets (21 individual graves and one cemetery).

E.3 Impacts and Indirect Effects of Displacement

The project will result in both physical and economic displacement. Principal impacts include loss of private structures, partial demolition, loss of business income, loss of rental shelter, loss of rental income, loss of farmland and economic tree crops, disruption of public/community assets, and relocation of graves and one cemetery site.

Temporary and indirect impacts may occur during construction, including temporary access restrictions, traffic disruption, business interruption, farm access constraints, community health and safety risks, labor influx, STDs/STIs, GBV/SEA/SH risks, dust, noise, and pressure on local services. These risks shall be managed through the RAP, ESMP, traffic management measures, contractor obligations, community engagement, Code of Conduct enforcement, and the GRM.

Public and community assets include wells, hand pumps, latrines, market stalls, and community meeting facilities. Cultural and religious assets — 21 individual graves and one cemetery — shall be managed through culturally appropriate procedures, including consultation with families, traditional authorities, and relevant local institutions before any relocation or disturbance.

F. Legal and Institutional Framework for Resettlement

F.1 Constitutional, Legislative, and Regulatory Provisions

The RAP is aligned with Liberia's national legal framework and AfDB OS5. Relevant national instruments include the Constitution of Liberia, the Land Rights Act of 2018, the Liberia Land Authority Act, land acquisition and compensation-related statutes, the Environmental Protection and Management Law, the Decent Work Act, and other applicable laws governing property rights, public interest acquisition, valuation, compensation, labor, and dispute resolution.

The Constitution recognizes the right to own property and provides for acquisition of private property for public purpose subject to prompt and just compensation. The Land Rights Act recognizes customary land rights and provides a basis for protecting community-recognized land claims. Where national law does not fully address livelihood restoration, treatment of informal or customary right-holders, support to vulnerable persons, or monitoring of resettlement outcomes, AfDB OS5 shall apply.

F.2 Institutional Framework and Role of the Project Coordination Unit

The MPW/PIU has overall responsibility for coordinating RAP implementation, processing compensation, managing disclosure, overseeing the GRM, and reporting to AfDB. The PIU shall ensure that civil works do not commence in any affected section until compensation and assistance requirements for that section have been met, documented, and cleared by PIU/MPW and AfDB where required.

F.3 Roles and Responsibilities of Institutions

Institution / Structure	Main Role in RAP Implementation
MPW / Programme Implementation Unit (PIU)	Overall coordination of RAP implementation; compensation planning; verification; disclosure; consultation; GRM oversight; reporting to AfDB; ensuring civil works do not commence before compensation and assistance requirements are met
MPW ESAFE Division	Technical safeguards oversight and support to PIU during RAP implementation, monitoring, documentation, and field supervision

Institution / Structure	Main Role in RAP Implementation
Ministry of Finance and Development Planning / PFMU	Fiduciary management, processing of compensation funds, payment documentation, financial reporting, and audit support
Liberia Land Authority	Land rights verification, deed registry checks, boundary verification, and support to land-related dispute resolution
Liberia Revenue Authority / Valuation Authority	Support to valuation of affected structures, real estate, and other compensable assets in accordance with replacement cost principles
Ministry of Agriculture	Validation of compensation rates for economic tree crops and agricultural losses
Environmental Protection Agency	Environmental regulatory oversight and safeguards coordination within its statutory mandate; AfDB retains responsibility for Bank clearance of the RAP
County and District Authorities	Local administrative support, community mobilization, verification, consultation, witnessing, and grievance handling
Traditional Authorities and Community Leaders	Verification of customary land claims, PAP identification support, consultation facilitation, and local dispute resolution support
Grievance Redress Committees	Receipt, registration, review, and resolution of grievances at community, county, and project levels
African Development Bank	Review and clearance of the RAP, supervision of safeguard compliance, and monitoring of implementation before and during civil works

All compensation payments shall be made directly to PAPs or their formally authorized representatives. No compensation shall be paid to chiefs, intermediaries, or third parties without signed, witnessed authorization from the PAP. Payment records, signed receipts, consent forms, and supporting documentation shall be retained by the PIU and made available for audit and Bank supervision.

G. Compensation Plan

G.1 Right-Owners, Assessment of Rights, and Eligibility

G.1.1 Census and Cut-Off Date

Eligibility for compensation and assistance is based on the RAP census, asset inventory, community verification, and the cut-off date of January 14, 2025. Persons who established assets or claims in the project impact area after the cut-off date are not eligible for compensation unless otherwise verified through the GRM or an approved correction process. The cut-off date was formally communicated through community meetings, public notices, and radio announcements.

G.1.2 Eligibility Categories

Category	Description	Entitlement
Category A	Persons with formal legal rights to land or assets	Compensation at full replacement cost for land and non-land assets, plus applicable assistance
Category B	Persons with customary, inherited, family-based, or community-recognized claims	Compensation for non-land assets at full replacement cost, resettlement assistance, and livelihood restoration support as applicable
Category C	Persons with no recognizable legal right to land but occupying or using affected land before the cut-off date	Resettlement assistance and compensation for non-land assets established before the cut-off date

All compensation shall be based on full replacement cost, with no deduction for depreciation, salvage value, taxes, registration costs, or transaction costs.

G.1.3 Principles and Applicable Rates

Compensation for affected structures is based on full replacement cost determined through market-based valuation by qualified professionals. Compensation for economic tree crops is based on Ministry of Agriculture (MoA)-validated replacement rates. Business income loss is compensated at three months' verified net profit. Vulnerable PAPs receive US$50 per person per month for three months. Tenants and landlords each receive three months' rental shelter or rental income allowances respectively. Transportation and attestation costs are reimbursed to avoid placing documentation burdens on PAPs.

G.1.4 Estimate of Actual Losses and Compensation at Full Replacement Cost

Category of Impact	No. of Assets / PAPs	Entitlement	Additional Measures
Private structures — full loss	1,591 fully affected structures	Full replacement cost compensation	Payment before demolition; relocation notice; moving/transport support
Private structures — partial loss	52 partially affected structures	Full replacement cost for affected portion	Repair/restoration assistance where the remaining structure is viable
Public / community assets	14 public/community assets	Full replacement or restoration cost	Replacement before removal where service continuity is required
Cultural / religious assets	21 graves and 1 cemetery site	Culturally appropriate relocation and related costs	Consultation with families, traditional authorities, and relevant institutions before disturbance
Economic tree crops and farms	61 farms / 5,656 trees	Compensation based on MoA-validated replacement rates	Advance notice before clearing; livelihood restoration monitoring
Businesses	500 businesses	Three months' net profit / income loss compensation	Payment before civil works in affected section; GRM for valuation disputes
Tenants	160 tenants	Three months' rental shelter allowance	Landlord/community validation before disbursement
Landlords	127 landlords	Three months' rental income loss compensation	Verification of ownership or recognized rental relationship
Vulnerable PAPs	731 vulnerable PAPs	US$50 per person per month for three months	Priority processing, assisted documentation, home-based support where needed

Category of Impact	No. of Assets / PAPs	Entitlement	Additional Measures
Documentation and transportation support	1,704 asset/documentation cases	Reimbursement for attestation and transport costs	Ensures PAPs do not bear documentation costs

G.1.5 Consultations and Negotiations

Compensation negotiations were conducted with PAPs between March 1–7, 2025, and November 10–December 4, 2025. Individual negotiations were conducted separately with each PAP or authorized representative, witnessed, and documented through individual negotiation/consent forms. The PAP Summary Matrix provides the consolidated record of affected persons, affected assets, PAP codes, compensation amounts, photographs, GPS coordinates, and supporting verification details.

G.2 Physical Relocation Measures

The project does not establish a centralized government resettlement site. Relocation will be self-managed by PAPs, supported through compensation, rental assistance, moving/transportation support, and livelihood restoration measures. PAPs losing primary residential structures shall receive compensation and applicable assistance before being required to relocate.

A minimum 90-day relocation notice shall be issued after compensation payment has been completed and confirmed. No demolition shall occur before payment and notice requirements are fulfilled. Host community integration shall be assessed and documented for PAPs relocating to new receiving communities, particularly in dense urban sections such as Buchanan and Yarpah Town, to avoid social tension or secondary displacement impacts.

Graves and the cemetery shall not be disturbed until families, next of kin, traditional authorities, and relevant local institutions have been consulted and agreed on culturally appropriate procedures. All customary rites, ceremonial requirements, and relocation costs shall be funded by the project.

G.3 Costs and Budget for Full Resettlement — Including Livelihood Restoration

Livelihood restoration applies to all 1,093 affected PAP households. The livelihood restoration package includes three months of business income loss compensation for 500 business operators, rental shelter and income allowances for tenants and landlords, special assistance for vulnerable PAPs, and priority access to temporary project employment for eligible PAPs. Post-payment monitoring shall confirm livelihood restoration outcomes. Capacity building, vocational training, financial literacy, business skills support, agricultural extension assistance, or in-kind livelihood support shall be provided where monitoring confirms that cash compensation and transitional allowances alone are insufficient to restore affected livelihoods.

Item	Budget Component	No. of PAPs / Cases	Amount (USD)
A.1	Private properties — residential and commercial structures and 21 graves — at full replacement cost	1,643 structures (1,591 fully affected; 52 partially affected)	4,025,895.39
A.2	Public/community assets — 13 community service infrastructures and 1 cemetery	14 public/community assets	110,008.00
A.3	Economic tree crops and farms at MoA-validated full replacement rates	61 farms / 5,656 trees	62,146.50
A.4	Business income loss — three months' net profit transitional allowance	500 businesses	155,650.00
A.5	Tenants — three months' rental shelter allowance	160 tenants	40,848.00
A.6	Landlords — three months' rental income allowance	127 landlords	40,848.00
A.7	Special assistance to vulnerable persons — US$50/person/month for three months	731 vulnerable PAPs	109,650.00
A.8	Transportation and attestation cost reimbursement for affected structure and economic tree crop owners	1,704 affected asset/documentation cases	57,010.00
Subtotal — Compensation and Assistance			**4,602,055.89**
B.1	Independent RAP Implementation Completion Audit (including report preparation and submission to the Bank) — This is a one-time final external audit conducted by an independent consultant/firm after the completion of all RAP activities to verify compliance, compensation disbursement, and livelihood restoration outcomes.	—	US$100,000
B.2	RAP implementation support, supervision, monitoring, and GRM activities. (This covers ongoing internal support during RAP implementation, including field verification, livelihood restoration tracking, quarterly progress reporting, and GRM operations (GRC training, grievance intake tools,	—	US$115,000 (RAP monitoring: US$100,000; GRM: US$15,000)

Item	Budget Component	No. of PAPs / Cases	Amount (USD)
	community awareness, and documentation). The GRM component (US$15,000) is consistent with the GRM budget in Section 8.9, Table 21.		
B.3	Contingency for unforeseen costs, price variation, PAP claims, and chance finds	—	230,102.80
Subtotal — Implementation, Audit, and Contingency			**445,102.80**
GRAND TOTAL — RAP Implementation Cost			**US$5,047,158.69**

The GRM operational cost is included within Budget Item B.2 and is not a separate budget line. The contingency shall only be used for eligible unforeseen RAP implementation costs, documented PAP claims, price variation, or other verified resettlement-related adjustments.

G.4 Schedule of Payments and Physical Relocation

RAP implementation shall follow this sequence:

1. Disclosure and final verification of PAPs and affected assets.
2. Individual negotiation and signing of compensation/consent forms.
3. Processing and disbursement of compensation payments.
4. Confirmation of payment and documentation.
5. Issuance of 90-day relocation notice where relocation is required.
6. Physical relocation and restoration of access where applicable.
7. Demolition or site clearance only after compensation and notice requirements are met.
8. Livelihood restoration support and follow-up monitoring.
9. Corrective actions for unresolved cases.
10. Independent RAP completion audit.

Civil works shall not commence in any affected section until compensation and required assistance for that section have been completed, documented, and cleared by PIU/MPW and AfDB where required. Absentee, deceased, or disputed cases shall be documented, funds escrowed where applicable, and Bank clearance obtained before works proceed in affected sections.

H. Arbitration/Grievance Redress Mechanism

A project-specific Grievance Redress Mechanism (GRM) has been established to receive, register, assess, and resolve complaints related to compensation, eligibility, valuation, relocation, livelihood restoration, access disruption, community health and safety, SEA/SH, labor influx, and other project-related concerns.

The GRM shall be accessible to all PAPs, including illiterate persons, rural communities, women, elderly persons, tenants, and vulnerable groups. It shall be free of charge and shall operate without intimidation, retaliation, or discrimination.

Level	Structure	Types of Grievances	Resolution Timeline
Level 1	Community Grievance Redress Committee	Minor compensation disputes, asset verification issues, access complaints, local misunderstandings	5 days from receipt
Level 2	County Grievance Redress Committee	Unresolved community-level cases, land disputes, eligibility disputes, valuation complaints	15 days from referral
Level 3	Project-level Grievance Redress Committee / PIU	Complex unresolved cases, systemic compensation issues, major compliance concerns	15 days from referral

SEA/SH-related complaints shall bypass the normal GRC structure and be handled through a confidential, survivor-centered referral pathway. No identifying information shall be recorded in the general GRM database for SEA/SH cases.

PAPs may submit complaints verbally or in writing through GRC members, town chiefs, community liaison officers, PIU offices, complaint boxes, telephone, SMS, WhatsApp, or authorized representatives. Anonymous complaints shall be accepted where sufficient information is provided for follow-up.

The GRM operational cost is included under RAP Budget Item B.2. This covers GRM disclosure, GRC training, special sittings, complaint documentation, radio announcements, communication support, field verification, and referral coordination. The AfDB Independent Review Mechanism remains available to complainants who are dissatisfied after exhausting project-level options.

I. Monitoring and Evaluation

I.1 Monitoring Indicators

Monitoring and evaluation shall verify whether RAP implementation is completed in accordance with the approved RAP, national legal requirements, and AfDB OS5. Monitoring shall assess compensation payment, relocation, livelihood restoration, vulnerable PAP assistance, grievance resolution, documentation, and compliance with payment-before-works requirements.

Monitoring Area	Key Indicators	Responsible Entity / Frequency
Compensation payment	Percentage of PAPs compensated; payment records; signed receipts; unresolved cases	PIU / PFMU — monthly and per payment batch
Relocation and demolition	Number of PAPs relocated; 90-day notice compliance; demolition after payment only	PIU / Supervision Consultant — per corridor section
Livelihood restoration	Income restoration, business recovery, farm restoration, employment access, vulnerable PAP follow-up	PIU and external monitor — quarterly
Vulnerable PAP support	Number of vulnerable PAPs receiving assistance; priority processing; assisted documentation	PIU Social Safeguards Team — monthly
GRM performance	Number and type of grievances; resolution rate; unresolved cases; SEA/SH referral compliance	GRCs and PIU — monthly
Community engagement	Meetings held; disclosure records; PAP feedback; participation of women and vulnerable groups	PIU — quarterly
Documentation and auditability	PAP files, consent forms, valuation sheets, payment records, GPS records, photos, grievance logs	PIU — continuous
RAP completion audit	Independent verification of compensation, relocation, livelihood restoration, unresolved cases, and compliance	Independent evaluator — at RAP completion

I.2 Monitoring Bodies and Their Roles

The PIU Social Safeguards Team shall conduct monthly internal monitoring and prepare monthly RAP and GRM progress reports. An external monitor or independent supervision consultant shall conduct quarterly field-based monitoring of livelihood restoration outcomes and PAP follow-up. The GRCs shall monitor and report grievance data monthly. The MPW ESAFE Division shall provide technical safeguards oversight throughout implementation.

I.3 Dissemination of Periodic Reports and the Completion Audit

Quarterly Environmental and Social Safeguards Monitoring Reports shall be submitted to AfDB and shall include RAP progress, compensation status, grievance data, livelihood restoration progress, risks, corrective actions, and outstanding cases. Upon completion of RAP implementation, an independent RAP Completion Audit shall be prepared, submitted to MPW/PIU and AfDB, and disclosed in accordance with applicable project disclosure requirements.

I.4 Cost of Monitoring and Evaluation

Monitoring and evaluation costs are included within Budget Item B.2 (RAP implementation support, supervision, monitoring, and GRM activities — US$115,000) and Budget Item B.1 (Independent RAP Implementation Completion Audit — US$100,000). These allocations are not additional to the grand total of US$5,047,158.69 and are fully included within that figure.

J. Total Cost for Full Implementation of the RAP

The total budget for full implementation of the RAP is US$5,047,158.69 . This amount covers compensation for affected private and public assets, crop and tree-crop losses, business income losses, tenant and landlord allowances, special assistance to vulnerable PAPs, transportation and attestation support, RAP implementation support, post-RAP completion audit, GRM-related implementation support, supervision, monitoring, and contingency.

The RAP budget shall be financed through the project and managed in accordance with approved financial management arrangements. Compensation payments and related RAP implementation expenditures shall be processed through the PFMU under MFDP, in coordination with the PIU, to ensure proper documentation, transparency, accountability, and auditability.

Item	Budget Component	No. of PAPs / Cases	Amount (USD)
A.1	Private properties — residential and commercial structures and 21 graves — at full replacement cost	1,643 structures (1,591 fully affected; 52 partially affected)	4,025,895.39
A.2	Public/community assets — 13 community service infrastructures and 1 cemetery	14 public/community assets	110,008.00
A.3	Economic tree crops and farms at MoA-validated full replacement rates	61 farms / 5,656 trees	62,146.50
A.4	Business income loss — three months' net profit transitional allowance	500 businesses	155,650.00

Item	Budget Component	No. of PAPs / Cases	Amount (USD)
A.5	Tenants — three months' rental shelter allowance	160 tenants	40,848.00
A.6	Landlords — three months' rental income allowance	127 landlords	40,848.00
A.7	Special assistance to vulnerable persons — US$50/person/month for three months	731 vulnerable PAPs	109,650.00
A.8	Transportation and attestation cost reimbursement for affected structure and economic tree crop owners	1,704 affected asset/documentation cases	57,010.00
Subtotal — Compensation and Assistance			**4,602,055.89**
B.1	Post-RAP compensation and implementation audit	—	100,000.00
B.2	RAP implementation support, supervision, monitoring, and GRM activities (comprising US$100,000 for RAP monitoring and US$15,000 for GRM activities — consistent with Section 8.9, Table 21)	—	115,000.00 (RAP monitoring: US$100,000; GRM: US$15,000 — per Section 8.9)
B.3	Contingency for unforeseen costs, price variation, PAP claims, and chance finds	—	230,102.80
Subtotal — Implementation, Audit, and Contingency			445,102.80
GRAND TOTAL — RAP Implementation Cost			**5,047,158.69**

K. Mandatory Annex References

The RAP annex package shall include, at minimum:

- PAP Summary Matrix with alphanumeric PAP codes, names, sex and age, identification details, profession or principal activity, telephone number, PAP photograph, photographs of affected assets, GPS coordinates, compensation amount in local currency and USD, and witness/neighbor details
- Individual negotiation/consent forms and signed compensation agreements
- Valuation sheets and compensation rate negotiation records
- Consultation minutes and attendance sheets

- GRC membership lists and grievance forms/logs
- Supporting documentation required to verify eligibility, compensation, consultation, disclosure, and implementation readiness

CHAPTER 1: INTRODUCTION

1.1 Description of the Project

The Government of the Republic of Liberia (GoL) is desirous to connect all county capitals with a paved road network. According to the recent road inventory survey carried out by the Ministry of Public Works (MPW), the country has a total road network of approximately 13,000 km, of which 2,340 km provide connections between the capitals of the 15 political subdivisions. These roads are classified by MPW as Primary or Major Roads. As of 2022, less than 40% of these roads are paved, while the remaining unsealed roads constitute a significant portion of what the GoL refers to as the Coastal Road Corridor.

The Coastal Road Corridor stretches from the Port City of Buchanan (Grand Bassa County), 87 km from Cestos City (Rivercess County), and continues through Greenville (Sinoe County), Barclayville (Grand Kru County), and Pleebo (Maryland County). The GoL is seeking funding from the African Development Bank (AfDB) for the implementation of the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-V: Paving of 60.9 km of road, including 55.6 km from Buchanan to Cestos Junction and 5.3 km from Buchanan City to the Port of Buchanan, in Grand Bassa and Rivercess Counties.

The project will involve key road infrastructure improvements, including grading, drainage enhancements, and the construction of bridges and culverts where necessary. The scope of work also includes improvements to road safety features such as pedestrian crossings, traffic signage, and roadside barriers to reduce accident risks along the corridor.

With financial assistance from AfDB, the GoL has proposed the construction of 60.9 km of road, comprising 55.6 km from Buchanan to Cestos Junction and 5.3 km from Buchanan City to the Port of Buchanan, which is part of the Buchanan to Greenville Road Corridor in Grand Bassa, Rivercess, and Sinoe Counties. Considering AfDB Integrated Safeguards System (ISS) requirements and Liberian national regulatory frameworks, Royal Environmental Group was contracted to prepare the RAP to assess the impact on assets, land use, restrictions, tenants, vulnerable groups, and property owners along the corridor.

This project is aligned with regional integration strategies, including the New Partnership for Africa's Development (NEPAD) Plan, the Sub-Saharan Africa Transport Policy Program (SSATP), and the ECOWAS Priority Road Transport Programme (PRTP). These initiatives share the objective of boosting regional trade and socio-economic development by investing in improved transport infrastructure.

The project involves major civil works, including road widening, site clearance, drainage installation, and pavement construction. Additional safety features, including pedestrian crossings, signage, and guardrails, will be integrated into the design to enhance road safety for communities along the corridor. Some realignments will be required to improve safety and accommodate geometric corrections. Land acquisition will be necessary for these realignments and drainage expansions. The project will also ensure climate resilience measures are incorporated to mitigate potential flooding and erosion risks along the road.

The affected areas include tree/cash crops, structures, and businesses within the Right of Way (ROW), and eligible PAPs will be provided resettlement assistance. The main project component consists of the rehabilitation of a 60.9 km section of the 203.7 km Buchanan-Greenville City, comprising 55.6 km from Monrovia Parking in Grand Bassa County to Cestos Junction in Rivercess County and an additional 5.3 km from Buchanan City to the Port of Buchanan.

According to the conceptual design study, the proposed road upgrade will include a two-lane carriageway with bituminous surfacing, constructed within the existing 150 ft ROW (75 ft on either side of the centerline), with possible minor realignments to improve road geometry and safety. The rehabilitation works will impact properties, businesses, and livelihoods within the ROW, necessitating the implementation of appropriate resettlement and compensation measures. A comprehensive traffic management plan will be put in place during construction to minimize disruptions to local communities and road users.

The RAP outlines the legal and institutional framework, the methodology for assessing affected assets, and the procedures for compensating and resettling PAPs. It also includes a project implementation schedule, eligibility criteria, valuation methodologies, entitlements framework, unit rates, consultation outcomes, cost estimates for RAP implementation, funding arrangements, grievance redress mechanisms, and monitoring and evaluation frameworks.

Additionally, Subcomponent 3.1 of the project will include the following activities:

i) Site clearing and grubbing,

ii) Earthworks,

iii) Drainage system installation,

iv) Road pavement construction.

These activities will result in the displacement of private and public structures, economic tree crops, businesses, tenants, and vulnerable groups within the ROW, necessitating a structured resettlement process to mitigate livelihood disruptions. A Livelihood Restoration Plan (LRP) will be implemented to support PAPs in regaining their sources of income through skills training, business support, and agricultural assistance programs.

1.2 Aim and Objectives of the RAP

The overall objective of the Resettlement Action Plan (RAP) is to identify the adverse social impacts, including physical and economic displacement impacts associated with road rehabilitation and to put in place measures and actions to be taken to mitigate the adverse impacts on project-affected persons (PAPs), ensuring that their standards of living are better, or at least restored to pre-project levels in line with the AfDB/ISS and Liberian national regulations.

The specific objectives of the RAP are as follows:

- To establish eligibility criteria and an entitlement framework;
- To identify and estimate the number of Project-Affected Persons and estimate the total compensation costs and mechanisms for effective delivery;
- To provide compensation to eligible PAPs for losses at replacement costs;
- To improve living conditions for vulnerable persons/groups who will be physically displaced through the provision of adequate resettlement assistance and support;
- To ensure that resettlement activities are planned and implemented with appropriate disclosures and through meaningful consultation with and the informed participation of project-affected persons;
- To identify institutional responsibilities before and during project implementation;
- To implement a sustainable Livelihood Restoration Plan (LRP) that facilitates economic opportunities, vocational training, and business support for economically displaced PAPs.
- To establish a culturally appropriate and accessible Grievance Redress Mechanism (GRM) to address disputes and complaints related to resettlement and compensation.
- To define clear institutional roles and responsibilities for RAP implementation, ensuring coordination among relevant government agencies and project stakeholders.
- To develop a robust monitoring and evaluation framework to track RAP implementation, assess the effectiveness of resettlement interventions, and ensure compliance with AfDB and national resettlement policies.
- To set a realistic and time-bound implementation schedule, ensuring that all compensation and resettlement measures are executed before civil works commence.

1.3 Justification for the Preparation of the RAP

The AfDB's standard recognizing project-related land acquisition is Operational Safeguard 5 (OS5), which addresses Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement. Under the updated AfDB Integrated Safeguards System, OS5 provides the principal safeguard basis for assessing and managing physical and economic displacement arising from project-related land acquisition, restrictions on access to land, and restrictions on land use. OS5 ensures that project-related land acquisition and restrictions on land use are managed in a way that minimizes adverse impacts on communities and individuals, including physical and economic displacement. It further requires that affected persons be meaningfully consulted and assisted through compensation at full replacement cost, resettlement support where applicable, and livelihood restoration measures designed to improve, or at a minimum restore, pre-project living standards and income-earning capacity. Physical and economic displacement arising from land acquisition and/or restrictions on land use, if unmitigated, may give rise to severe economic, social, and environmental risks; entire production systems may be dismantled; and affected persons will face impoverishment if the resources or sources of income upon which they depend are lost. The RAP will also align with Liberia's Land Rights Act (2018) and relevant national legal frameworks to ensure compliance with local regulations and customary land tenure systems while taking into account both statutory and customary land ownership rights. In this regard, the RAP also recognizes the need to address both formal and non-formal land interests, including customary claims, tenancy, occupancy, and livelihood dependence on affected land and assets.

This RAP is prepared to ensure that compensation and resettlement assistance to Project Affected Persons (PAPs) are provided in accordance with the requirements of Operational Safeguard 5 (OS5), addressing losses arising from project implementation. The RAP implementation will ensure that impacts are adequately mitigated through compensation to the extent that the standards of living of project-affected persons are improved or at least restored to pre-project levels. The mitigation measures, actions, and procedures laid out in the RAP, when properly implemented, will also ensure that project implementation activities are not disrupted through unresolved PAP grievances. The cost of such disruption and delays in project implementation would likely be significantly higher, potentially resulting in contractor claims, damaged equipment and facilities, or even suspension of the entire project. Ensuring the timely and effective implementation of the RAP will not only mitigate resettlement-related risks but will also contribute to broader project sustainability, social cohesion, and acceptance among affected communities. It will also support compliance with AfDB safeguard requirements, strengthen accountability in compensation delivery, and provide a basis for verifying whether affected households have been adequately restored following project-induced displacement.

This RAP will provide comprehensive information on inter alia:

The main RAP Objectives and Methodology;

Findings of the Socio-Economic Baseline Assessment

Findings of an analysis of the Policy, Legal, and Regulatory Framework;

Stakeholder Consultations and Key Concerns Raised;

Entitlement and Eligibility Criteria and the Cut-Off Date;

The Valuation Methodology, including full replacement cost principles;

Inventory of affected assets and structures in the project area;

Findings of the Census of Project Affected Persons (PAPs), including their socioeconomic conditions;

Compensation and Resettlement Assistance to be provided, ensuring fairness and adequacy;

Analysis of Impacts and Income Restoration Measures for Vulnerable Persons/PAPs;

Grievance Redress Mechanism (GRM) with clear complaint resolution procedures;

A detailed Budget and Financing Arrangement for RAP implementation;

Procedure for the Delivery of Entitlements to ensure transparency and efficiency;

Institutional Arrangements for RAP Implementation, defining roles and responsibilities;

Arrangements for RAP Monitoring and Evaluation, including key performance indicators;

- Livelihood restoration measures and special assistance for vulnerable PAPs;
- Institutional arrangements for RAP implementation and grievance redress;
- Monitoring, evaluation, and post-implementation audit arrangements; and
- The RAP budget, financing provisions, and implementation schedule.

and

An Implementation Schedule covering all resettlement activities, ensuring timely execution.

This RAP serves as a guiding framework to ensure that all affected persons receive fair, timely, and adequate compensation and resettlement assistance while maintaining compliance with AfDB safeguards and national legal requirements. It will also serve as a key instrument for engagement with stakeholders, ensuring inclusivity, transparency, and conflict resolution throughout the resettlement process, thereby promoting long-term development and social stability in the project area.

1.4.0 RAP Methodology

The approaches and methodology adopted in the preparation and updating of this RAP document include the following:

1.4.1 Initial and Update Meeting

The initial project meeting was held involving the PIU and the consultant, at which time the socioeconomic survey questionnaire was developed. This was followed by field-level consultations with PAPs and relevant agencies. A stakeholder engagement plan was also developed to guide consultations and ensure inclusiveness in data collection. In addition, prior to the preparation of this RAP, the PIU and the consultant-designated team met and reviewed the existing RAP-related document and data collection instruments. A review of land tenure systems and legal compliance, including the Liberia Land Rights Act (2018), was conducted to ensure that land acquisition and compensation align with national legal frameworks and customary land rights.

1.4.2 Literature Review

Preparation of the RAP included a review of several documents, including:

- The Project Brief of the Liberia Coastal Highway Corridor Project: Construction of Asphalt pavement connecting two Port Cities (Buchanan – Greenville)
- Project Appraisal Document
- Draft Stakeholder Engagement Plan
- Draft Environmental and Management Framework
- Draft Resettlement Policy Framework
- Draft Environmental and Social Management Framework
- The African Development Bank adopted an Integrated Safeguards System (ISS)
- Liberia National Population and Housing Census (NPHC), 2022
- 1986 - Constitution of the Republic of Liberia and other relevant national laws
- Liberia Demographic and Health Survey 2019/20

Additional legal and policy documents, including the Liberia Land Rights Act (2018), were also reviewed to ensure compliance with national land acquisition and compensation requirements. Best practices from other AfDB-financed RAPs were incorporated to enhance the quality and effectiveness of this RAP. Data validation mechanisms, including cross-referencing household survey data with government records and conducting follow-up verifications, were integrated to ensure accuracy in the socioeconomic assessment.

1.4.3 Consultation with Communities and Stakeholders

The consultations with communities were carried out through town hall meetings, focus group discussions, and key informant interviews, all of which created an opportunity to convey project information to community stakeholders, including the project benefits and adverse impacts and the measures to be taken to mitigate the impacts. Local government authorities, including district commissioners, land administrators, and traditional leaders, were actively engaged to facilitate discussions on land rights, dispute resolution, and community mobilization.

The consultations also provided an opportunity for PAPs and affected communities to voice their concerns and views, which were documented and included in the preparation of this RAP.

Additional approaches carried out included:

- Administration of a structured questionnaire to collect socioeconomic information on PAPs and Project Affected Households (PAH);
- Physical marking and valuation of affected assets, during which cost-related information on the affected assets was collected;
- Photographing of affected assets to show their entire dimensions; and
- Secondary information related to population and other demographic data was collected at the district level to give a broader demographic and socioeconomic profile of the project-affected districts.
- Community engagement sessions included discussions on livelihood restoration options, compensation modalities, and alternative income-generating opportunities to ensure transparency and foster community trust in the RAP implementation process.
- Targeted consultations with vulnerable groups, including female-headed households, elderly persons, and persons with disabilities, were conducted to assess their specific needs and ensure tailored resettlement assistance.
- Independent third-party monitors, including civil society organizations, were engaged to provide oversight and ensure fairness in the consultation and grievance resolution processes.

CHAPTER 2: DESCRIPTION OF THE PROJECT ENVIRONMENT AND BASELINE STUDIES

2.1: Description of the Project Components

The Government of the Republic of Liberia (GOL) is desirous to connect all County Capitals with a paved road network. According to the recent road inventory survey carried out by the Ministry of Public Works (MPW), the Country has a total road network of approximately 13,000km. Out of which, about 2,340km of roads provide connection between the Capitals of the 15 political subdivisions of the country. These roads are classified by MPW as Primary or Major Roads. Against the aforesaid number of primary roads as of 2022, under 40% are paved, while the remaining are yet to be paved, with a significant portion of the unpaved primary road constituting what the Government of Liberia (GoL) termed the Coastal Road Corridor. The Coastal Road Corridor is the road that stretches from the Port City of Buchanan (Grand Bassa County), lying 87km away from Cestos City (Rivercess County), passing through Greenville (Sinoe County), Barclayville (Grand Kru County), up to Pleebo in Maryland County. The Government of Liberia is seeking funding from the African Development Bank towards the implementation of the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-V: Paving of Buchanan to Cestos Junction (60.9 km) in Grand Bassa & Rivercess Counties. This project involves rehabilitating and improving major roads linking Monrovia to the southeastern region via the west-central region of Liberia, including the major counties like Grand Bassa, Rivercess, and Sinoe, aimed at enhancing regional development and transportation access in the area. The initial focus will be on the Buchanan to Cestos Junction stretch, which is about 60.9 km. Figure 1 shows the locations of the beneficiary counties.

Figure 1: The Map of the Liberia Coastal Highway Corridor Project: Construction of Asphalt pavement connecting two Port Cities (Buchanan – Greenville)

Figure 2: Map of the Project Corridor (Buchanan to Cestos Junction (60.9km)

The proposed Project's main component will support the rehabilitation of a 60.9 km segment of the 203.7 km Buchanan to Greenville City This segment was selected for rehabilitation to facilitate the movement of people and goods and the delivery of services (including the development of transport services), significantly improve access to the main market centers of the southeastern coastal corridor, and foster greater interaction between farmers, businesses, traders, and agro-processors.

The project will also incorporate climate resilience measures, including improved drainage systems, embankment reinforcements, and the use of durable materials to withstand extreme weather conditions. Measures will be implemented to ensure road safety, including the installation of road signage, pedestrian crossings, and speed control mechanisms.

According to a conceptual design carried out, the proposed design includes a full upgrade of the road to a two-lane carriageway with bituminous surfacing within the existing right-of-way of 150ft (75ft on either side of the centerline of the road) with possible limited realignments to improve geometric characteristics. The proposed road rehabilitation works will adversely affect assets found within the RoW, as well as persons living and conducting livelihood activities therein. The potential adverse impacts of the civil works activities necessitate the preparation of this Resettlement Action Plan (RAP) to minimize and mitigate the potential negative impacts. A comprehensive stakeholder engagement plan will be implemented to ensure that affected communities, local authorities, and other key stakeholders are actively involved in the project planning and execution. This will include consultations on compensation, resettlement assistance, and livelihood restoration measures to mitigate socio-economic disruptions.

2.2 Comprehensive Analysis of the Project Sites

The project footprint comprises three primary site categories:

I. the main 60.9 km road corridor,
II. (ii) associated worksites, including contractor camps, equipment staging areas, and material storage zones, and
III. (iii) Borrow pits and quarry sites to be identified during detailed engineering.

The 60.9 km corridor traverses diverse land uses, including settlements, agricultural lands, wetlands, forested areas, and stretches containing social facilities such as schools, clinics, and market centers. Roadside businesses, petty trading, farming activities, and informal enterprises are concentrated along several sections and will be highly sensitive to construction-related disruptions.

Borrow pits, typically located within 5–10 km of the corridor, may induce temporary land take, access restrictions, and short-term livelihood impacts during excavation and haulage. Worksites and equipment yards may temporarily occupy community land, generate increased traffic, and alter access routes.

In addition to impacts within the main road corridor, associated project sites such as contractor camps, equipment yards, material storage areas, borrow pits, and quarry sites may also require temporary land take or negotiated access. These sites may affect community land, private land, farmland, tree crops, access routes, or livelihood activities, particularly where they are located near settlements, farms, wetlands, markets, or community facilities. Accordingly, no associated site shall be used by the contractor until it has been screened, documented, cleared by the PIU/MPW safeguards team, and covered by an appropriate land access arrangement.

Temporary land required for contractor camps, staging areas, storage zones, borrow pits, and quarry sites shall be obtained through written agreements with legitimate landowners, customary landholders, or community authorities, as applicable. The agreement shall clearly define the site boundary, duration of use, access conditions, compensation or rental payment, responsibilities for damage to crops or assets, restoration requirements, and grievance procedures. Where crops, trees, structures, business activities, or community assets are affected, compensation shall be provided in accordance with the principles of full replacement cost and applicable AfDB OS5 requirements. Where temporary land use results in permanent loss, prolonged restriction of access, or livelihood disruption beyond the agreed period, the impact shall be reassessed and addressed through an update or addendum to the RAP, as appropriate.

Borrow pits and quarry sites shall be selected to avoid, as much as possible, residential areas, productive farmland, wetlands, culturally sensitive locations, graves, schools, clinics, water sources, and other community facilities. Before use, each borrow pit or quarry site shall be screened for environmental, social, land tenure, livelihood, and community health and safety risks. The screening shall confirm land ownership or customary use rights, identify existing land users, determine whether crops or assets will be affected, and document any required compensation, lease payment, access restoration, or site rehabilitation measures.

Upon completion of use, all temporary sites shall be restored to a safe and usable condition in accordance with the ESMP and site-specific restoration requirements. Restoration shall include, where applicable, removal of equipment and waste, backfilling or grading of excavated areas, stabilization of slopes, drainage control, replacement of topsoil, re-vegetation, reinstatement of access routes, and written confirmation from the landowner, community representative, and PIU/MPW safeguards team that the site has been satisfactorily restored

The table below presents the main project sites and associated social risks.

Table 1: Project Sites and Expected Social Risks

Site Type	Location Description	Social/Economic Activities Present	Potential Impacts	Required Management Measures	Sensitivity Level
Road Corridor (60.9 km)	Settlements, farms, wetlands, markets	Housing, farming, roadside businesses, transport services	Structure loss, crop loss, business disruption, restricted access	Impacts to be managed through the RAP, compensation at replacement cost, livelihood restoration, access management, consultation, and GRM	High in dense areas
Borrow Pits	To be identified within 5–10 km of the corridor	Farming, community land use	Temporary land take, reduced access to farmland, and livelihood interruption	Site screening, written land-use agreement, compensation for affected crops/assets, access restoration, borrow pit rehabilitation, and PIU/MPW safeguards clearance before use	Moderate

Site Type	Location Description	Social/Economic Activities Present	Potential Impacts	Required Management Measures	Sensitivity Level
Contractor Camps	Near the corridor but outside settlements	Minimal pre-existing activity	Temporary land occupation, noise, and restricted access	Environmental and social screening, land ownership verification, negotiated agreement, compensation where applicable, traffic/safety controls, and site restoration	Low
Staging/Storage Areas	Near major junctions or open land	Trading, transport services	Business access disruption, temporary loss of space	Avoid settlements and sensitive sites, secure written lease/agreement, implement camp management plan, worker Code of Conduct, waste management, OHS, and community safety measures	Moderate
				Site screening, access management, temporary land-use agreement, compensation for affected users, traffic control, and restoration after use	

2.3 Project Activities Likely to Induce Physical and/or Socioeconomic Displacement

(Mitigation Hierarchy Applied)

Several activities during road upgrading and construction are likely to induce physical and/or economic displacement. These include vegetation clearing, grading, drainage construction, excavation, culvert installation, pavement widening, establishment of detours and diversions, contractor camp installation, equipment staging, material storage, quarry site use, and borrow pit development.

Applying the mitigation hierarchy from the ESIA:

Avoidance

- Realignments are minimized and applied only where required for safety.
- Sensitive social assets (schools, clinics, cemeteries) are avoided where possible.
- Borrow pits will be located outside high-density or productive areas.
- Contractor camps, staging areas, and material storage zones will be sited to avoid residential areas, active business locations, community facilities, and land under productive use, where feasible.

Minimization

- Construction footprint limited to the functional RoW.
- Drainage and culvert locations optimized to reduce land take.
- Camps and storage areas sited away from settlements.
- Temporary land take for camps, staging areas, storage zones, borrow pits, and quarry sites will be minimized through prior screening, boundary demarcation, and approval by the PIU/MPW safeguards team.

Restoration

- Livelihood restoration support will be provided for affected farmers, traders, and vulnerable groups.
- Borrow pits will be restored after use.
- Temporary access routes, staging areas, storage areas, and contractor camp sites will be reinstated to safe and usable condition after demobilization. Restoration shall be confirmed by the landowner/community representative and the PIU/MPW safeguards team.

Compensation

- Compensation will follow AfDB OS5 and national laws at full replacement cost.
- Temporary land use shall be covered by written land-use or lease agreements with legitimate landowners, customary landholders, or community authorities. Where crops, trees, structures, businesses, access routes, or community assets are affected, compensation shall be provided before site use.

Table 2: Project Activities Likely to Induce Displacement and Associated Mitigation Measures

Activity	Location/Extent	Type of Displacement	Impact Severity	Mitigation Hierarchy Measure
Vegetation Clearing	Entire corridor	Economic (crop loss)	Moderate	Restrict clearing to functional width
Road Realignment	Selected curves	Physical & economic	High	Realignment only where essential
Drainage Expansion	Settlement & farmland zones	Land take & access disruption	Medium	Reduce footprint; provide alternative access
Borrow Pit Excavation	Off-corridor	Temporary economic loss	Low–Medium	Restore land; compensate crops
Quarry Site Use	Off-corridor locations to be identified during detailed engineering or contractor mobilization	Temporary or longer-term land access restriction, livelihood disturbance, traffic, dust, noise, and safety risks	Medium–High depending on location	Screen sites before approval; verify land ownership/use rights; secure written agreement; compensate affected users; implement safety controls; restore disturbed areas where applicable
Detours & Diversions	Communities and markets	Business/access disruption, safety risks	High	Traffic management plan; signage; safety barriers
Contractor Camps	Off-settlement areas	Temporary land use	Low	Lease agreements; avoid sensitive zones
Equipment Staging and	Near major junctions, work fronts, or open land	Temporary loss of land use, business access disruption, traffic risk,	Moderate	Screen and approve sites before use; secure temporary land

Material Storage Areas		and damage to land or crops		agreement; compensate affected users; control traffic and dust; restore land after use

2.4 Summary of Key Socioeconomic and Environmental Sensitivity Zones

Based on the ESIA and corridor reconnaissance, three sensitivity categories can be identified:

- **High Sensitivity:** Settlement clusters, markets, roadside commercial areas, and stretches containing schools/clinics.
- **Moderate Sensitivity:** Agricultural lands, wetlands, and mixed-use areas.
- **Low Sensitivity:** Forested and sparsely inhabited segments.

These zones guide where mitigation measures must be prioritized.

CHAPTER 3: CENSUS SURVEY AND BASELINE SOCIOECONOMIC STUDIES

3.1 Introduction

A household-level census identifying and enumerating affected persons, structures, and other fixed assets, with the involvement of affected persons, was conducted from the 13th to the 25th of January 2025. The census was conducted to identify both physically and economically displaced persons, ensuring all categories of affected individuals are properly accounted for**.** The household-level census was conducted to:

- Identify characteristics of displaced households, including a description of production systems, labor, and household organization; baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population. The census also assessed land tenure status, employment conditions, and access to basic services to ensure a complete socioeconomic profile.

- Gather information on vulnerable groups or persons for whom special provisions may have to be made. These include female-headed households, elderly persons, persons with disabilities, and economically marginalized individuals, ensuring they receive tailored assistance during resettlement**.**

- Identify public or community infrastructure, property, or services that may be affected. This includes roads, water sources, schools, health facilities, markets, and religious sites that may require restoration or relocation**.**

- Provide a basis for the design of and budgeting for the resettlement plan. The collected data will directly inform compensation eligibility, livelihood restoration programs, and post-resettlement monitoring efforts.

- Provide a basis for excluding ineligible people from compensation and resettlement assistance in conjunction with the established cutoff date. Strict adherence to the cutoff date ensures that only legitimate PAPs are included, preventing opportunistic claims.

- Establish baseline conditions for monitoring and evaluation purposes. The census data will serve as a benchmark for tracking the effectiveness of resettlement interventions, including improvements in income restoration and living standards over time.

3.2 Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)

A socioeconomic survey was conducted from January 13-25, by a group of enumerators led by the consultant in the affected communities using structured survey questionnaires, through which the category, conditions, and sociocultural characteristics of the population that will be affected by the civil work activities were identified and established. This survey serves as a critical tool for identifying both physically and economically displaced persons, assessing the severity of livelihood impacts, and ensuring that resettlement and compensation measures are equitably designed. Most of the project activities will take place in rural areas along two (2) main cities, thirty-five (35) towns, and seven (7) villages. Data were collected using structured interviews, direct observations, and community focus group discussions to ensure a comprehensive and participatory assessment.

A total of one thousand six hundred fifty-nine (1,659) real properties and sixty-one (61) farms were found within the project impact zone and will be adversely affected by the civil works. The survey also captured key demographic characteristics, including gender distribution, household size, income levels, education levels, and primary economic activities of PAPs, ensuring that compensation and livelihood restoration programs are tailored to the specific needs of affected households**.** The socioeconomic data collected will directly inform the resettlement strategy, shaping compensation packages, livelihood restoration programs, and vulnerability assistance measures. Particular attention will be given to marginalized groups, including female-headed households, elderly persons, persons with disabilities, and economically disadvantaged individuals, ensuring they receive the necessary support.

Table 3: General Socio-Economic Baselines Data of Grand Bassa and Rivercess Counties

Variables	Description
Population	Grand Bassa County: 270,594 (Male: 137,792; Female: 132,802); Sex ratio: 103.8
	Rivercess County: 87,283 (Male: 45,318; Female: 41,965); Sex ratio: 108
Households	Grand Bassa County: Number of HH (66,879); Average Household Size (4.1)
	Rivercess County: Number of HH (20,129); Average Household Size (4.3)
Age	Grand Bassa County: 0-14 years (44.6 %); 15-64 years (53.3 %); 65+ years (2.1 %); 18+ years (49.6 %); Age dependency ratio (87.6 %).
	Rivercess County: 0-14 years (44.6 %); 15-64 years (53.3 %); 65+ years (2.1 %); 18+ years (49.6 %); Age dependency ratio (87.6 %).
Literacy rate	Grand Bassa County: 50.7%; Rivercess: 44.6%
Employment	Grand Bassa County: Informal employment (77.2%); vulnerable employment (76.4%); and unemployment (3.7%)
	Rivercess County: Informal employment (77.2%); vulnerable employment (76.4%); and unemployment (3.7%)
Land area cultivated in hectares	Grand Bassa County: Male-headed households (1.4); Female-headed Households (1.2); All households (1.4); Land cultivated per capita (0,4).
	Rivercess County: Male-headed households (1.4); Female-headed Households (0.8); All households (1.3); Land cultivated per capita (0,3).

Source: Liberia Household Income and Expenditure Survey 2016

3.3 Socioeconomics Survey of PAPs

A structured questionnaire was used to collect socio-economic information on the affected people. The questionnaire was designed to capture both physical and economic displacement impacts, ensuring a comprehensive assessment of project-affected persons (PAPs). The PAP census data obtained include:

- Characteristics of the Project Affected Persons (PAPs); This includes age distribution, gender, education levels, primary sources of income, land tenure status, and household dependency structures to provide a detailed demographic profile.

- Information on vulnerable groups or persons for whom special provisions may have to be made; These include female-headed households, elderly persons, persons with disabilities, and economically disadvantaged groups, ensuring that their unique needs are considered in the resettlement process.

- Project Affected Household organization; The survey assessed household composition, employment distribution, and dependency ratios to inform livelihood restoration planning.

- Inventory of Affected Assets (structures and tree crops); In addition to structures and tree crops, the inventory also documented businesses, farmland, and other income-generating resources to ensure that all affected economic activities are accounted for.

- Public or community infrastructure, property, or services that may be affected; This includes roads, water sources, schools, health centers, religious sites, and markets, ensuring that affected public and communal assets are properly restored or relocated as part of the resettlement plan.

3.3.1 Characteristics of PAPs Household Organization and Labor

Gender

Of the total 1,093 PAPs (private and economic tree crop owners) interviewed to be affected by the project, 588 (54%) are males, 505 (46 %) are females, and all the 505 females are household heads.

Table 4: Age Distribution of PAPs by Gender

Gender	Age Range							
	15 – 25	**26 - 35**	**36 – 45**	**46 - 55**	**56 - 64**	**65 - above**	**Total**	**%**
Male	33	107	145	186	67	50	588	54%
Female	24	81	180	130	51	39	505	46%
TOTAL	**57**	**188**	**325**	**316**	**118**	**89**	**1,093**	**100%**

Marital Status

Of the total 1,093 PAPs, 588 (49.5%) are married, 207 (19%) are single, 14 (1.2%) are divorced, 59 (5.4%) are widowed, and 272 (24.9%) are in consensual unions.

Table 5: Marital Status by Gender

Category	Sex of PAP		Total	%
	Male	Female		
Married	335	206	541	49.5%
Single	119	88	207	19%
Divorced	8	6	14	1.2%
Window/er	9	50	59	5.4%
Consensual Union	117	155	272	24.9%
Total	588	505	1,093	100%

Education

Of the total 1,093 PAPs, 44% of the PAPs have no formal education, 16% are school dropouts (from either elementary, junior high, or high school), and 40% have formal education.

Table 6: Educational Status of PAPs by Gender

Education Status	Gender		Total	%
	Male	Female		
Never Attended	280	200	480	44%
Drop Out	93	82	175	16%
Secondary and above	215	223	438	40%
Total	588	505	1,093	100%

Livelihoods

PAPs are engaged in a variety of livelihood activities. Most of the PAPs along the project route are self-employed, evidenced by the majority of commercial structures, especially in the major cities and towns such as Buchanan City, Yarpah Town, and Nyonbehn Town.

Findings from the socio-economic study revealed that 49% of the PAPs are subsistence farmers who are mainly engaged in the growing of pineapple, rubber, plantains, coconut, and other cash crops; 46% are small business owners; 3% are employed by the public and private sectors; and the remaining 2% are unemployed.

Table 7: Livelihood activities of the PAPs by Gender

Sources of Livelihood	Gender		Total	%
	Male	Female		
Farmer	269	266	535	49%
Business Owner	256	2244	500	46%
Employed	22	16	38	3%
Unemployed	12	8	20	2%
Total	588	505	1093	100%

Income Levels

The local economy is mainly based on subsistence agriculture and small businesses (individual or family businesses) such as trading in dry goods, used clothing, and crops like cassava, palm oil, pineapple, coconut, and vegetables. In addition to agriculture and trading, some residents engage in daily wage labor, fishing, artisanal activities, and seasonal employment, contributing to household incomes.

The socio-economic survey questionnaire did not include specific questions on income level for affected households, only for businesses with regard to revenue, profit, and operating expenses. Household income levels were inferred based on predominant economic activities and business revenue data, providing an indirect assessment of financial conditions. However, based on the predominant economic activities of the area, the majority are subsistence farmers and small business owners of low-income status. Many households rely on multiple income streams, engaging in both farming and petty trading to sustain their livelihoods**.**

Given the low-income status of most PAPs, compensation and livelihood restoration measures will be designed to ensure adequate income support mechanisms are in place. Special assistance will be provided to vulnerable households to facilitate economic recovery and prevent further impoverishment.

3.4.2 Census Results

The objective of the census was to identify PAPs that will be negatively impacted by the project that may result in: i) loss of shelter, ii) loss of income source, and iii) loss of access to assets or income. Both physical and economic displacement were assessed to ensure that all affected individuals, businesses, and households were properly accounted for. Intending to establish the magnitude of the project's impacts on PAPs as well as their assets, the census undertook an inventory of assets that are likely to be impacted. The census result indicated that farming and commercial activities (small businesses) are the main livelihood activities undertaken in the project area. Informal roadside traders, mobile vendors, and those operating from fixed structures were also identified among the affected businesses, necessitating tailored compensation and livelihood restoration measures. The project will pass through 44 cities, towns, and villages. A total of 1,093 persons are identified as potential PAPs to be affected along the Buchanan-Cestos Junction Road section. Out of the 1,093 persons, a total of 731 people are vulnerable people, including female-headed households, elderly individuals, persons with disabilities, and economically marginalized groups, who will require special resettlement assistance.

All of the people who will be adversely impacted are those who have settled and are carrying out livelihood activities within the road's right-of-way. Structures, shops, small-scale businesses, market stalls, beauty salons, carpenter shops, gas stations, crops, and other similar means of livelihood activities along the 60.9 km length will be impacted. The census also captured key demographic details, including gender distribution, household sizes, and dependency ratios, to provide a more comprehensive profile of the affected population and inform appropriate resettlement interventions. The potentially affected persons have been carrying out livelihood activities within the right-of-way for an average period of over 5-10 years.

34.3 Socio-Economic Profile and Vulnerability Analysis

A socio-economic analysis of the affected population demonstrates that vulnerable PAPs face significantly higher risks associated with both physical and economic displacement. These PAPs—including female-headed households, elderly persons, widows, persons with disabilities, chronically ill individuals, and economically marginalized households—have limited adaptive capacity, reduced income stability, and fewer livelihood alternatives. Their dependence on informal trading, subsistence agriculture, and micro-enterprises heightens their exposure to temporary or long-term income loss during construction activities.

Baseline socio-economic information captured during the census—including household composition, dependency ratios, literacy levels, income sources, and tenure arrangements—forms the foundation for monitoring livelihood restoration outcomes. These indicators will be used to assess whether vulnerable PAPs are restored to at least their pre-project standard of living in accordance with AfDB OS5. Gender-based vulnerability is particularly prominent, as many women rely on informal roadside trading and have limited access to productive assets, making them especially susceptible to income disruption and reduced resilience during project-induced displacement.

To ensure targeted and equitable support, vulnerable PAPs have been classified according to their socio-economic characteristics and displacement risks. Although numerical disaggregation will be inserted once the census dataset is fully accessed and verified, the categories, characteristics, and required support measures have been clearly defined to guide compensation planning, transitional assistance, and the design of livelihood restoration programs.

Table 8: Vulnerable PAP Categories Identified Through the Census (No Numerical Data Included

Vulnerability Category	Socio-Economic Characteristics	Specific Displacement Risks	Required Support Measures
Female-headed households	Limited access to land and assets; childcare responsibilities	Income disruption; difficulty re-establishing livelihoods	Priority compensation; livelihood enhancement support
Elderly persons (65+)	Limited mobility; health-related challenges	Physical relocation difficulties; livelihood interruption	Relocation assistance; medical referral linkage
Persons with disabilities	Restricted mobility; limited livelihood options	Higher vulnerability to displacement impacts	Tailored livelihood support; facilitated GRM access

Vulnerability Category	Socio-Economic Characteristics	Specific Displacement Risks	Required Support Measures
Widows	Single-income households; financial insecurity	Increased exposure to impoverishment risks	Financial support; psychosocial assistance
Chronically ill persons	Reduced work capacity; dependency on caregivers	Difficulty maintaining livelihoods during displacement	Transitional support; health service linkage
Economically marginalized households	Low and unstable income; lack of savings	Difficulty recovering from income loss	Targeted livelihood restoration assistance
At-risk youth	Limited employment opportunities; lack of skills training	Disruption of informal and temporary livelihood activities	Skills development and livelihood training

3.4.3 Other Studies

3.4.4.1: Land Tenure and Land Transfer System

It was gathered from the survey data that the majority (80%) of the PAPs have occupied the land in the project area for 5 - 10 years. The majority (85%) of the PAPs in the project area claim to have ownership of the property they occupy. However, when asked about title deeds for the properties, few claimed to have title deeds for the properties they were claiming. Some claimed to have inherited their properties. During the consultation meetings with the affected communities, none of the PAPs presented title deeds to substantiate their claims. This suggests that most project-affected households may be considered as lacking formal legal documentation proving ownership, which could pose challenges in compensation and resettlement planning. Given this situation, special provisions will be made to ensure that PAPs without title deeds receive fair and just compensation in accordance with Liberia's Land Rights Act (2018) and AfDB Updated Operational Safeguard 5(OS5**)**. It can therefore be concluded that the majority of the project-affected households may be considered as without a genuine title deed to the land they claim to be theirs.

3.4.4.2: Patterns of Social Interactions in Affected Communities

The communities along the Buchanan to Cestos Junction Road Corridor enjoy communal and cordial relationships; little or no discrimination exists among resident households because of ethnic, social, religious, or cultural heritage. Intermarriage and cohabitation between members of different ethnic groups are common. PAPs indicated membership in social groups, which served as a source of solidarity in times of financial and emotional needs. These social networks play a critical role in supporting affected households during crises, providing informal financial assistance, and facilitating mutual aid within communities.

Generally, such interactions are used to promote and protect personal relationships and welfare. Different social groups, such as the susu social group/club, which is partially a social network/support group of small-scale businessmen and businesswomen, and other interested investors coming together for saving and loan purposes. Traditional leaders, elders, and community-based organizations also play a significant role in maintaining social cohesion, resolving disputes, and facilitating community-based support mechanisms. Their involvement will be critical in ensuring the successful implementation of resettlement measures and conflict resolution among PAPs.

Given the strong social structures in the affected communities, the RAP will leverage existing social networks, such as susu groups, to support livelihood restoration programs. These networks will be integrated into the financial literacy training and micro-finance initiatives aimed at strengthening PAPs' economic resilience post-resettlement.

3.4.4.3: Project Impacts Assessment

The proposed road rehabilitation works will result in both physical and economic displacement within the 150-ft right-of-way along the Buchanan–Cestos Junction corridor. The main direct impacts will arise from the acquisition and clearance of land and other affected assets within the project footprint. These impacts will include loss of residential and commercial structures, loss of farmland and economic tree crops, loss of business premises, loss of rental accommodation and rental income, and disturbance to public assets and graves located within the corridor.

The project will also generate temporary and indirect impacts during the construction phase. These are expected to include restricted access to homes, farms, markets, and public services; temporary disruption of roadside commerce and small businesses; increased traffic and accident risks; dust, noise, and vibration; and social risks associated with labor influx, including pressure on local resources and increased exposure to STDs/STIs and GBV/SEA-related concerns. Although some of these impacts will be temporary, they may still result in short-term livelihood shocks and reduced access to essential services if not properly managed.

The severity of these impacts is likely to be greater for households whose livelihoods depend on subsistence farming, petty trading, tenancy, and other informal economic activities that are highly sensitive to displacement and interruption. Vulnerable PAPs, including female-headed households, elderly persons, widows, persons with disabilities, chronically ill persons, and other at-risk groups, may face greater difficulty in coping with displacement and restoring their livelihoods without targeted support measures.

Land tenure conditions within the project area further influence the impact profile. Affected land and assets are held under a mix of formal, customary, inherited, and informally recognized arrangements, creating potential challenges in relation to verification of ownership, confirmation of claims, boundary clarification, and treatment of overlapping interests. If not carefully managed through transparent eligibility screening, consultation, and documentation, these conditions may delay compensation and increase the risk of disputes.

Notwithstanding these adverse effects, the project is expected to generate important long-term benefits, including improved year-round access, reduced travel time and transport costs, better market connectivity, reduced crop spoilage, increased trade opportunities, and broader socio-economic development along the corridor. The RAP is therefore intended to ensure that affected persons are compensated and assisted in a timely and effective manner so that they are not left worse off as a result of project implementation.

CHAPTER 4: POLICY, REGULATORY, AND INSTITUTIONAL FRAMEWORK

The preparation of this Resettlement Action Plan (RAP) was carried out within the context and requirements of the relevant national regulatory and institutional framework and the AfDB's Operational Safeguard 5 (OS5) governing project-related to Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement.

This chapter begins with a review of the relevant Liberian laws, acts, and policies on the expropriation of land for national development and security purposes. This includes Liberia's Land Rights Act (2018), the 1973 Land Acquisition Act, and other relevant national statutes, regulations, and guidelines. It then considers the Bank's policies on land taken under OS5, noting points of convergence and divergence between the Liberian legal and regulatory framework and those of OS5, to identify gaps between the two and select the standards that are higher and more stringent in effectively and adequately addressing the adverse impacts of involuntary resettlement. Where differences exist, the RAP adopts more stringent standards to ensure compliance with international best practices and the equitable treatment of Project Affected Persons (PAPs).

4.1: Liberian Legal/Regulatory Framework

The Constitution and other Liberian laws, acts, and policies provide the basis for land expropriation that may result in the physical and economic displacement of affected individuals, households, and communities. This section presents a detailed description of the relevant legal/regulatory framework for the expropriation of land for public interest projects and involuntary resettlement.

4.1.1: Land Rights Act, September 2018

The Land Rights Policy defines public land, government land, customary land, and private land, as well as protected areas that will be conserved for the benefit of all Liberians.

The formulation of the policy was guided by the following principles: secure land rights, economic growth, equitable benefits, equal access, equal protection, environmental protection, and participation. More significantly, the policy was primarily developed to address historical inequalities by recommending that customary lands, like private lands, be given equal protection.

4.1.2: The Liberian Constitution 1986

Article 22 (a) and (b) of the Constitution vests in all individuals the right to own property either on an individual basis or in conjunction with other individuals, if they are Liberian citizens. This right, however, does not extend to mineral resources on or beneath the land.

Article 24 indicates that the state guarantees the inviolability of property rights, but then provides for the expropriation of property for public purposes. It requires prompt payment of just compensation where this occurs. However, there is a lack of procedural provisions.

Article 24 of the 1986 Liberian Constitution further provides the basis for compensation for acquired land. It states that expropriation may be authorized for national security issues or where public health and safety are endangered, or for any other public purposes, provided:

- The reasons for such expropriation are given;
- That there is prompt payment of just compensation;
- That such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and
- That when property taken for public use ceases to be so used, the republic shall accord the former owner the right of first refusal to reacquire the property.

Article 65 also contains a provision that the courts shall apply both statutory and customary laws in accordance with the standards enacted by the Legislature. This provides the constitutional basis for the application of the customary land tenure rules under which most rural-based Liberians hold their land.

4.1.3: Aborigines Law of 1956

Chapter II of this law states that each tribe is entitled to the use of as much of the public land in the area inhabited by the tribe as is required for farming and other enterprises essential to tribal necessities. It shall have the possession of such land as against any other person. It goes further to say that the omission of a tribe to have its territory so delimited shall not, however, affect in any way its right to the use of the land.

4.1.4 Property Law of 1976

This law established the conditions under which a Liberian can own real property and dispose of the same. It states that one must hold a title document for such land, and when transferring the same, it shall be done by title, duly registered.

4.1.5 Land Act 1856

Prior to independence, land acquisition and distribution were done based on relationships and class systems. Opposition to this system of land tenure led to the establishment of a set of rules known as the 'digest of law to govern the affairs of the settlers in terms of land distribution.' This later culminated in the Land Distribution Act of 1856, which removed the restriction on land distribution based on citizenship. This Act was repealed by the 1950 Land Act, which restricted land ownership to citizens and naturalized citizens, especially those of Negro descent.

4.1.6 County Act 1969

This Act officially distributed and demarcated land boundaries in Liberia. Prior to the Act, counties were created through political means. For instance, the three older counties in Liberia- Montserrado, Sinoe, and Maryland - were all products of political events.

4.1.7 Revised Rules & Regulations Governing the Hinterland of Liberia (2001)

These rules are a successor to the earlier laws and regulations on the hinterland. These rules apply not only to the hinterland but also to land in other counties under the customary land tenure system.

Articles 66 and 67 of the rules grant tribal people in rural areas the right to utilize land in their locale. And that any stranger wishing to utilize such land against their usage, such stranger shall compensate for the use of the land.

Legal and policy requirements of Liberia, particularly those related to land acquisition and resettlement of persons affected by development projects, and the different land regulations as outlined above, provide guidance and steps to be taken. The Land Acquisition Act of 1929 lays out steps to be taken for land acquisition and payment of compensation to the claimant, whether in cash or land for land. With civil works activities of subcomponent 3.1 of the proposed RETRAP project planned to follow the existing road alignment and within the road's reserved RoW, no private lands are expected to be acquired.

Two other relevant laws that relate to the resettlement of people affected by infrastructure development are the Zoning Law and the Real Property Law. The Zoning Law prescribes designated sites for the construction of specific structures. Construction of unauthorized structures is a violation of this statute. Section 102 of the Law requires that a Zoning Permit be obtained prior to the construction of any structure. However, section 72 of the same statute also provides that a Temporary Permit could be obtained from the Zoning Council for a period not more than one year to construct a non-conforming structure.

The Real Property Laws of Liberia are based upon the doctrine of Eminent Domain, which holds that the Government owns the land within the borders of Liberia and that the Government of Liberia is the original grantor of land in Liberia. Under the Real Property Laws of Liberia, the only instrument of Title is the Deed. Squatter Right is only intended as a temporary arrangement for accommodation. Originally, the Government of Liberia granted land to settlers and aborigines based upon the doctrine of pre-emption, the measure in which prior occupancy accompanied by improvement gives superiority in ownership of land.

4.1.8 Land Acquisition Act 1929

The Act lays down the procedure for obtaining rights to any piece of land in Liberia through purchase. The Act distinguishes land in Liberia into two categories: The Hinterland and the County areas. The procedures for obtaining land located in the Hinterland are as follows:

- Obtaining the consent of Tribal Authority to have a parcel of land deeded to the individual by the Government,
- Pay a sum of money as a token of his intention to live peacefully with the tribesmen,
- The Paramount or clan chief signs a certificate, which the purchaser forwards to the office of the City Commissioner (who also acts as the Land Commissioner for the area).
- The City Commissioner, after satisfying himself that the land is not encumbered in any way, approves that the land be deeded to the applicant and issues a certificate to that effect.

The procedure for obtaining land located in the County Area is as follows:

- Apply to the Land Commissioner in the county in which the land is located.
- The Commissioner shall issue a certificate if he is satisfied that the land is unencumbered.

Upon completion of the above steps, the purchaser shall pay the Bureau of Revenues the value of the land at a minimum rate of fifty (50) cents per acre (Land article 24 of the 1986 Liberian Constitution). He shall obtain and submit a receipt to the president for an order to have the land surveyed. A deed will then be drawn up by the Land Commissioner, authenticated, and given to the purchaser.

4.1.9 National Environmental Policy (2003)

The National Environmental Policy aims at improving the physical environment, quality of life, and coordination and balancing economic development, growth, and sustainable management of natural resources.

Key objectives of the policy include:

- The systematic and logical framework with which to address environmental issues;
- Benchmarks for addressing environmental problems in the medium-to-long term;
- The context for financial/donor support to particular sectors and non-sectors;
- The means for generating information and awareness on environmental problems; and
- To demonstrate Liberia's commitment to sustainable management of the environment.

4.1.10 Environmental Protection and Management Law (EPML), Section 6

The EPML requires that projects undertake Environmental and Social Impact Assessments (ESIAs) to identify potential environmental and social impacts before receiving approval. For RAP studies, referencing Section 6 underscores the importance of conducting comprehensive baseline studies to ensure that resettlement activities align with national environmental protection standards. By adhering to this provision, the project can demonstrate that it has taken necessary steps to anticipate, avoid, and mitigate negative environmental and social outcomes associated with land acquisition and involuntary resettlement.

4.1.11 Decent Work Act of 2015, Part V, Section 37

Section 37 of the Decent Work Act sets forth principles related to fair labor practices, including establishing a minimum wage and prohibiting discrimination in employment. Although this provision does not address land use directly, incorporating it into a RAP framework helps ensure that project-affected persons who transition into project-related employment are treated equitably. Furthermore, it affirms the project's commitment to maintaining fair labor conditions for all individuals impacted by resettlement.

4.1.12 Community Rights Law with Respect to Forest Lands of 2009, Section 4.3

This law emphasizes the need for community consent and consultation before utilizing community forest lands for development projects. Section 4.3 ensures that affected communities have a voice in the decision-making process and that their rights are protected.

4.2: Af DB's Operational Safeguard 5 (OS5): Land Acquisition, Restrictions on Access to Land and Use, and Involuntary Resettlement

4.2.1 Objectives of OS5

Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate mitigation measures and actions are properly planned and implemented. For these reasons, the overall objectives of the Bank's OS5 are:

- Avoid involuntary resettlement where feasible, or minimize resettlement impacts where involuntary resettlement is deemed unavoidable after all alternative project designs have been explored;
- Ensure resettlement plans and activities are informed by social assessments (including gender issues).
- To avoid forced eviction.
- To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by:
    a) Providing timely compensation for loss of assets at full replacement cost and
    b) Providing sufficient resettlement assistance under the project to support displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- To ensure that resettlement measures consider both temporary and permanent displacement impacts, with tailored support provided to each category.
- To provide targeted assistance for vulnerable groups, including women, children, the elderly, and disabled persons, ensuring their needs are adequately addressed
- To improve the living conditions of poor or vulnerable persons who are physically displaced by the project, through the provision of adequate housing, access to services and facilities, security of tenure, and safety.
- To establish a mechanism for monitoring the performance and effectiveness of involuntary resettlement activities which result from project activities, and for remedying problems as they arise.

- To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.

- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

4.2.2 Impacts Covered

This AfDB's Operational Safeguard 5 (OS5) covers direct economic and social impacts _bookmark27that result from development activities supported under the Bank's Investment Project Financing and are caused by:

A. the involuntary _bookmark29taking of land _bookmark30resulting in
    I. relocation or loss of shelter;
    II. loss of assets or access to assets; or
    III. loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or
B. The involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.

4.3 Comparison of Liberian Legal/Regulatory Framework with Requirements of OS5

The table below provides a comparison between ESS5 requirements and the Liberian legal framework, highlighting major differences between the two as well as measures to bridge the policy gaps.

Table 9: Comparison between the Liberian Legal framework on land acquisition and OS5

Theme	Liberian Legislation	AfDB OS5 Requirements	Measures to Bridge the Policy Gaps	Measures to Bridge the Policy Gaps
Resettlement	There is no Liberian law mandating project proponents to develop a resettlement action plan.	OS5 requires appropriate resettlement planning instruments to be prepared, disclosed, consulted upon, and implemented prior to displacement and commencement of resettlement-related activities.	A RAP shall be prepared, disclosed, consulted upon, and implemented prior to displacement. Where gaps exist between Liberian law and AfDB OS5, the RAP shall apply the more protective OS5 requirements.	**RAP will be prepared.** **In the absence of Liberian Laws to address involuntary resettlement, the Bank's OS5 requirements shall prevail.** **Affected people should be offered various options for resettlements (not only one option) at least equivalent to the old property or site.**
Land acquisition procedure	Liberian law has a provision on how private land is acquired for public interests which includes providing: "private property owners with	OS5 provides the applicable safeguard framework for project-related land acquisition, restrictions on access to land	National land acquisition procedures shall be applied together with OS5 requirements to ensure lawful acquisition, compensation at full replacement cost, consultation, and	**While the Liberian laws provide an adequate basis for private land acquisition, the Bank's guidelines will be used to supplement the existing national**

Theme	Liberian Legislation	AfDB OS5 Requirements	Measures to Bridge the Policy Gaps	Measures to Bridge the Policy Gaps
	reasons for expropriation"	and land use, and involuntary resettlement, including avoidance, minimization, compensation, assistance, and livelihood restoration.	mitigation of displacement impacts.	**procedure.**
Categories of affected individuals	There is no distinction between affected individuals. Landowners, land tenants, land users, owners of buildings, and owners of perennial crops are all lumped together and treated likewise. There are no separate provisions for especially vulnerable classes of people.	OS5 recognizes different categories of affected persons, including: (i) persons with formal legal rights; (ii) persons without formal legal rights but with recognizable claims; and (iii) persons with no recognizable legal right or claim to the land they occupy.	The RAP shall classify affected persons by eligibility category and define compensation and assistance measures accordingly.	**RAP should be designed to distinguish between classes of affected individuals, and this should be taken into consideration in awarding compensation.**
Vulnerable groups	No provision in Liberian Laws	OS5 requires particular attention to vulnerable groups so that they are not disproportionately affected and are able to benefit from compensation, assistance, and livelihood restoration measures.	The RAP shall identify vulnerable PAPs and provide targeted support measures, including priority assistance during compensation, relocation, and livelihood restoration.	**The GoL shall pay special attention to vulnerable people in impact corridors.**
Squatters	In Liberian law "Squatter Right" does not cover Title. Squatter's Right is only intended as a temporary arrangement for accommodation and a Title.	Under OS5, persons without formal title are not entitled to compensation for land, but they are eligible for resettlement assistance, compensation for non-land assets they own, and livelihood support where applicable.	The RAP shall provide resettlement assistance and compensation for eligible non-land assets to affected persons without formal title, while excluding compensation for land where no recognizable land right exists.	**Squatters will be provided resettlement assistance but not compensated for land.** **In the absence of provision for squatters in the Liberian Laws, the Bank's OS5 requirements shall prevail.** **The issue of squatters has to be clearly considered in any resettlement action plan and shall be offered options**

Theme	Liberian Legislation	AfDB OS5 Requirements	Measures to Bridge the Policy Gaps	Measures to Bridge the Policy Gaps
				whether through alternative shelters or fair compensation that enables them to find another shelter.
Compensation and Participation	Affected persons are to be informed before possession of land. However, there is no provision on the notice period, and neither is there a distinction between farm land, and developed land. Chapter 3 Article 17 of the Liberian Constitution (1986) provides the right to assemble and consult upon the common good… Section 1.4 (b, c, and d) of the Freedom of Information Act of Liberia states the principles that shall govern the construction, exercise, and protection of the right of access to information.	OS5 requires timely disclosure of information, meaningful consultation, informed participation of affected persons, and provision of relevant information on resettlement options and entitlements.	The RAP shall ensure structured consultation, disclosure of entitlements and options, documentation of consultations, and continued engagement with affected persons throughout implementation.	Since the common good is subject to different interpretations, it is important that land acquisition consultations conducted under Bank-financed projects observe the principle of prior, informed, and free consent. Affected groups should get access to full information about the resettlement process and options for compensation. Participatory planning and decision-making should be applied to resettlement options and compensation.
Calculation of compensation	Article 24 (a) 1 Provision is made for prompt payment of just compensation. However, the provision is not very clear.	OS5 requires compensation for affected assets at full replacement cost, including transaction costs and restoration support where applicable.	Full replacement cost shall be applied in the RAP for all eligible affected assets and losses.	Full replacement cost will be used.
Timing of compensation payment	Prompt payment of just compensation	OS5 requires compensation and applicable resettlement assistance to be provided before displacement, loss of access, or commencement of works in affected areas.	Compensation and assistance shall be completed before civil works commence in affected sections.	Follow OS5 requirements to pay compensation prior to commencing construction or before acquiring the land and assets.

Theme	Liberian Legislation	AfDB OS5 Requirements	Measures to Bridge the Policy Gaps	Measures to Bridge the Policy Gaps
Grievances	Chapter 3 Article 17 of the Constitution of Liberia provides a venue for grievances.	OS5 requires establishment of appropriate and accessible grievance mechanisms for affected persons.	A project-level Grievance Redress Mechanism shall be established at community, county, and project levels to address compensation and resettlement complaints promptly and transparently.	**Grievance Redress Mechanisms (GRMs) shall be established at the project, local community, county, and national levels.**
Monitoring and Evaluation	**External evaluation is not required.**	**OS5 requires monitoring of resettlement implementation and assessment of outcomes, including corrective action where needed.**	**The RAP shall provide for internal monitoring, periodic reporting, and independent post-implementation evaluation or completion audit, as applicable.**	**Involve third-party assessment of compensation and resettlement.**

A comparison of the Liberian legal framework/regulation with the **AfDB's Operational Safeguard 5 (OS5)**; Land Acquisition, Restriction on Land and Use, and Involuntary Resettlement reveals that there are compensation and resettlement assistance policy gaps between the two. Where there are gaps between the Liberian legal framework and the World Bank's OS5 requirements, the GoL will be required to fully comply and implement each gap-filling measure stated in the above table where it is applicable and take supplementary measures to ensure that the project complies with the standards set in OS5.

4.4 Institutional Framework

The institutions with a legal mandate and responsibility for the preparation and implementation of the RAP are listed below.

4.4.1 Environmental Protection Agency (EPA)

The EPA is mandated to set environmental quality standards and ensure compliance with pollution control and management measures. It is responsible for the development of guidelines for the preparation of Environmental Assessments and Audits, and the evaluation of environmental permits. These may include certification procedures for landfills and other activities potentially dangerous to the environment.

The EPA is also established to coordinate, monitor, supervise, and consult with relevant stakeholders on all activities related to the protection of the environment and the sustainable use of natural resources. It has an Inter-Governmental Steering Committee whose responsibility is to review, approve, and clear the RAP. The Committee is comprised of the Environmental Protection Agency (EPA), Ministry of Mines and Energy (MME), Ministry of Finance and Development Planning (MoFDP), Ministry of Agriculture (MoA), Liberia Land Authority (LLA), and Ministry of Health (MOH), with each institution providing its expertise based on applicable Liberian laws and international best practices.

4.4.2 Liberia Land Authority (LLA)

The Liberia Land Authority (LLA) was established with the passing of the LLA Act by the Legislature in October 2016. The LLA has the legal mandate for land administration in Liberia. The LLA will take on the responsibilities and functions executed by the erstwhile Department of Lands, Surveys, and Cartography (DLSC) under the Ministry of Mines and Energy, as well as Deeds Registry and Archiving, currently within the Centre for National Documents and Records Agency (CNDRA).

The Land Authority controls and manages, in the interest of equitable development, access to and use of Public and Government Land except for Reserves, Protected Areas, Proposed Protected Areas, and Diplomatic Missions.

The Land Authority's functions include administering the deed registry and land registry systems; establishing standards and regulating survey and mapping services; administering public survey and mapping services, and the national cadastre, promoting and regulating the proper development of private surveying profession, and therefore under no condition shall a surveyor or other staff of the Authority engage in the survey of private land or in the survey of communal land in a private capacity; value land and buildings for the Authority's land registry system; implement programs in support of property rights, including those of customary land owing communities; and adjudicate disputes arising in the context of systematic land registration.

Land use and management functions include promoting, supporting, and ensuring the development of land use management plans and zoning schemes and their implementation through counties, districts, and other local government structures (clans, etc.).

4.4.3 Ministry of Finance and Development Planning (MFDP)

The MFDP will sign off on the grant agreement and oversee financial management services through its Project Financial Management Unit (PFMU). The MFDP will lead project negotiations between the Government of Liberia and the World Bank.

The MFDP leads the implementation of the National Development programs and coordinates multilateral funding support to the Government of Liberia (GoL). The ministry is the principal authority on fiscal and development planning and executing agency of GoL development programs from the fiscal standpoint.

The MFDP houses the Project Financial Management Unit (PFMU), which is responsible for the fiduciary management of AfDB-supported projects. It will support the project to prepare a consolidated work plan and budget for the project on an annual basis. The work plans and budgets will include planned expenditures under each component. The PIU will be expected to coordinate and monitor the implementation progress against the work plan/budget. The PFMU will be part of the RAP pay team.

4.4.4 Liberia Revenue Authority (LRA)

For land and asset verification, the LRA will play a critical role in verifying and confirming the value of project-affected assets. Their continuous involvement in advancing work related to land and property valuation and verification exercises is vital.

4.4.5 Ministry of Public Works (MPW)

The MPW is responsible for land-use zoning and will be engaged in site selection of subprojects. The Ministry of Public Works carries out the following broad functions:

- Provision of advice, technical services, planning, design, and construction of works projects for other Government Departments and Agencies.
- Management of works and maintenance programs associated with public buildings, roads, bridges, airfields, jetties, water supplies, sewerage, and rural electricity; and
- Maintenance and operation of facilities owned by the Government.

Therefore, the Resettlement, Environmental, and Social Safeguard (ESAFE) Division of the Ministry of Public Works will work in close collaboration with the PIU throughout the implementation of this RAP.

4.4.6 Ministry of Agriculture (MOA)

MOA's mission is to create an enabling environment for a more dynamic and vibrant agricultural sector to ensure sustainable food security and employment opportunities for all Liberians. In this role, MOA will support, when necessary, the verification and validation of the replacement costs of economic crops using the applicable rate matrix.

4.4.7 Local Government Authorities (LGA)

The LGA oversees the operation of the local government system and implements policy in relation to local government structures, functions, human resources, and financing.

The LGAs are responsible for the local government administration, the maintenance of peace and healthy social relations, and cultural heritage in the hinterland. As such, LGAs will be included on the Grievance Redress Committees at the district and county levels to help in the resolution of PAPs grievances, claims, and complaints. The support of LGAs has proved critical in previous projects, and it is expected that their meaningful involvement will enhance the implementation of the project.

4.4.8 Ministry of Internal Affairs (MIA)

The MIA oversees local governance and traditional authorities, ensuring county and district administrations are actively engaged in the resettlement process. It plays a crucial role in coordinating with local chiefs and elders, resolving disputes at the community level, and facilitating smooth implementation at the local government level.

4.4.9 Ministry of Justice (MoJ)

The MoJ provides legal oversight, ensuring that all land acquisitions and resettlement actions comply with Liberian laws. The Ministry's involvement is essential for addressing legal claims, disputes over land ownership, and any judicial matters arising during the RAP implementation.

4.4.10 Ministry of Health (MoH)

The MoH ensures that health-related impacts of resettlement are addressed, including the availability of health services at new resettlement sites. The MoH can guide the establishment of health posts, provide public health education, and ensure displaced populations maintain access to essential health services.

4.4.11 National Bureau of Concessions (NBC)

The NBC oversees compliance with concession agreements, including provisions for resettlement. While not directly responsible for resettlement, their involvement ensures that parties adhere to contractual obligations related to land use, community benefits, and required compensation.

4.4.12 Center for National Documents and Records Agency (CNDRA)

The CNDRA maintains land and deed records, playing a vital role in verifying property ownership, validating title deeds, and ensuring that legal documentation is accurate and up-to-date during the compensation process.

4.5 Land Tenure System

4.5.1 Customary Tenure

The Land Rights Law defines and delineates the different categories of land ownership and rights recognized in Liberia. It also prescribes how each of the categories of land may be acquired, used, transferred, and otherwise managed. The Act further ensures that all communities, families, individuals, and legal entities enjoy secure land rights free of fear that their land will be taken from them, except in accordance with due process of law; and confirms, declares, and ensures equal access and equal protection with respect to land ownership, use, and management, including ensuring that customary land and private land are given equal legal protection and that land ownership is provided for all Liberians, regardless of identity, custom, ethnicity, tribe, language, gender, or otherwise.

The procedures for obtaining customary land are provided for in Article 49 of the Law.

Article 49: General Provisions Pertaining to Sale, Lease, and Transfer of Customary Land

1. Customary land on which a Community Member(s) has his or her residence as of the effective date of this Act shall be automatically transferred to the Community Member and shall be owned by the Community Member in Fee Simple, consistent with the provisions of Section 2 of Article 36, Section 2 of Article 39, and Section 4 of Article 70.

2. The transfer of a Residential Area to a Community Member(s) shall be confirmed and formalized by a Deed to be issued by the CLDMC in the name of the Community Member after the establishment of the CLDMC, except that the absence of such Deed shall not affect or defeat the Community Member's ownership of his or her Residential Area if otherwise provable.
3. Except for transfers of Residential Area as provided in Section I of this Article, Customary Land shall not be sold or otherwise permanently alienated to a private person until after a period of fifty (50) years following the Effective Date of this Act.
4. A Customary Land may be leased on such terms and conditions as the Community may determine by and through its CLDMC for areas smaller than fifty (50) acres and by consensus of the Community Membership for areas larger than fifty (50) acres. The total certain period of any lease of Customary Land shall not exceed fifty (50) years.
5. A lease agreement in respect of any Customary Land shall include payment of rent and equitable benefits to the community, an agreed payment schedule, and a mechanism to ensure full and timely payment of rent and the performance of all obligations assumed by the lessee.
6. A lease of a Customary Land may not be made to any Person until:
    i. The Community has organized and established a CLDMC; and,
    ii. The lease or transfer is duly authorized in keeping with the provisions of Articles 35 and 36 of this Act.

4.5.2 Freehold Tenure

It derives its legality from the constitution and its incidents from the written law. It involves holding land in perpetuity or a term fixed by a condition and enables the holder to exercise, subject to the law, full powers of ownership.

4.5.3 Leasehold Tenure

This is created either by contract or by operation of the law; it is a form under which the landlord or lessor grants the tenant or lessor exclusive rights to the land, usually for a specific period in return for rent, granting the tenant security of tenure and a proprietary interest in the land.

4.5.4 Land Valuation System

Title to all land vested in the state. Thus, the GoL is the original grantor of land, and the public are all grantees. One who obtains land from the state has a bona fide title and right to full possession and use of the land. However, the state has the right to revoke any previously granted title. Before such power can be exercised, the state, through its institutions, is statutorily obliged to first evaluate the current market value of the property to be acquired with the aim of providing just compensation to the affected owner. Where the land to be revoked is in public use, the state has the burden of replacing it with one of commensurate value.

In the case of public land, section 31 of the 1986 Liberian Code provides the procedure for determining the cost as follows:

- One dollar per acre for land on the margin of a river;
- Fifty cents per acre for land in the interior; and
- Thirty dollars per lot for town lots.

4.6 The Real Property Laws

The Real Property Laws of Liberia are based upon the doctrine of Eminent Domain, which holds that the Government owns the land within the borders of Liberia and that the Government of Liberia is the original grantor of land in Liberia.
Under the Real Property Laws of Liberia, the only instrument of Title is the Deed.

Squatter Right does not cover Title. Squatter Right may be a city ordinance-oriented, and it is not a law. Squatter's Right is only intended as a temporary arrangement for accommodation and not a Title. The Government of Liberia granted land to settlers and aborigines based upon the doctrine of pre-emption, the measure in which prior occupancy accompanied by improvement gives superiority in ownership of land. Pre-emption has been abolished with the growth of the population, and now public land must be purchased from the Government in order to have title. While squatters are not formally recognized under Liberian law, the RAP will document all non-title holders and ensure they receive fair compensation for any improvements they have made, in line with international best practices.

Worth noting in passing is the fact that in 1948, the William V.S. Tubman Administration demarcated public land in the then Hinterland among the tribal settlers by city, clan, and town, and made the tribal settlers' trustees of the public land of their respective locales. This makes the acquisition of public land in the Hinterland, now county areas, easier by tribal land certificate from the tribal authority. Special attention will be given to vulnerable groups, such as female-headed households and persons with disabilities, ensuring they receive additional support during the relocation process.

4.7 Zoning Law

The Zoning Law prescribes designated sites for the construction of specific structures. Construction of unauthorized structures is a violation of this statute. Section 102 of the Law requires that a Zoning Permit be obtained prior to the construction of any structure. However, section 72 of the same statute also provides that a Temporary Permit could be obtained from the Zoning Council for a period not more than one year to construct a non-conforming structure.

4.8 Methods of Acquiring Land

There are four ways of acquiring land:

- **Mutual agreement**-This is where two or more parties having a claim to a land mutually agree to be used for a particular purpose.
- **Eminent Domain**- This occurs when the government decides to forcibly take private land for development purposes in the sole interest of the state and provides just compensation to the landowner.
- **Donation**- As the name denotes, this is when private land is voluntarily given to the government or an individual for use without payment.
- **Reversion**- When land is bought wrongly, and the aggrieved party goes to court and gets the power to regain such land.

In addition to these, the RAP includes procedures for determining fair market value adjustments to ensure compensation reflects current economic conditions.

4.9 Compensation

Article 24 of the 1986 Liberian Constitution provides the basis for compensation for acquired land. It states that "expropriation may be authorized for national security issues or where the public health and safety are endangered, or for any other public purposes, provided." For the expropriation to be successful, the following issues need to be addressed:

- Prompt payment of just compensation. This should include a clearly defined timeline for disbursement to prevent undue delays.
- That such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and
- That when property taken for public use ceases to be used for the intended purpose, the Republic shall accord the former owner the right of first refusal to reacquire the property. Providing procedural clarity on how previous owners can exercise this right would enhance transparency.

4.10 Liberian Freedom of Information Act of 2010

The Freedom of Information Act Section 1.4 (b, c, and d) states as follows:

- Everyone has a right of access to information generated, received, and/or held by public bodies, subject only to such limitations as are necessary and narrowly established for reasons of an equally or more compelling public interest. This ensures that affected individuals are fully informed of their rights and the compensation process.
- The right of access to information includes both a right to request and receive information and an obligation on the part of public bodies and officials to disseminate essential information that the public would generally want to know, including their core functions

and key activities. This provision helps guarantee that project-affected individuals have timely and relevant information, supporting informed decision-making.
- The right of access to information applies to private entities that receive public resources and benefits, engage in public functions, and/or provide public services, particularly with respect to information relating to public resources, benefits, functions, or services.

4.11 Operational Safeguard 5 (OS5)

If the negative impacts are not mitigated properly, Project Affected Persons (PAPs) will face difficult economic, social, and environmental risks. Thus, OS5 suggests avoiding, if it cannot be avoided, then minimizing the acquisition and those risks and adverse impacts on PAPs and their livelihoods. The impacts must be mitigated or managed in a way that improves the condition of PAPs from their pre-project condition, and if not improved, then at least restore it to the level of their pre-conditions.

The Bank requires the Government of Liberia (GoL), through the PIU, to comply with the OS5 provisions when carrying out components' activities entailing involuntary land acquisition and land restriction. Hence, this Resettlement Action Plan, along with the OS5, is to be applied during the project preparation and implementation phases.

No civil works will start until compensation measures are fully implemented. Furthermore:

- Structural demolition that would cause physical relocation of households or businesses will be avoided as much as possible;
- Without any regard to land registration and ownership, PAPs will receive compensation or appropriate support in accordance with the
- Bank OS5 and applicable Liberian legislations;
- The compensation process will include clearly defined timelines, ensuring PAPs receive prompt payment and assistance to transition smoothly.
- PAPs will be informed about their rights and choices;
- PAPs will be consulted on, offered choices, and provided with technically and economically feasible resettlement alternatives and packages;
- PAPs will be offered effective compensation at full replacement cost for losses of assets;
- Monitoring mechanisms will be put in place to ensure the effectiveness of compensation measures and the timely resolution of grievances.
- PAPs will be offered additional support in case the impact is considered to be severe, to support their livelihood during the transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and living standards to pre-project level or better.
- Special attention will be paid to the needs of the most vulnerable groups of the PAPs, including women, the elderly, the disabled, etc., and

A fair and accessible grievance redress mechanism will be developed.

CHAPTER 5: COMPENSATION PLAN

This section deals with the definition of displaced persons and the criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.

5.1 Definition of PAPs

PAPs under this RAP are defined as:

I. Those who are residing along the 60.9 km section spanning from Buchanan to Cestos Junction and found within the defined right-of-way (75ft from the center on either side of the road in rural areas and 50ft from the center on either side of the road in urban areas);
II. Those who will suffer direct economic and social impacts as a result of civil work activities;
III. Those vulnerable groups in the project area whose livelihood and living conditions will be worsened through the direct impacts of the project; and
IV. Those who are qualified for special assistance or packages, as it may be appropriate, such as tenants and landlords.

5.2 Eligibility Criteria

The Bank OS5 classifies affected persons as persons:

a) Who have formal legal rights to land or assets;
b) Who do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law; or
c) Who have no recognizable legal right or claim to the land or assets they occupy or use.

Category (a): Affected persons who have formal legal rights to land or assets are those who have formal documentation under national law to prove their rights or are specifically recognized in national law as not requiring documentation. In the simplest case, the land is registered in the name of individuals or communities. In other cases, persons may have a lease on the land and therefore have legal rights.

Category (b): Affected persons who do not have formal rights to land or assets but who have a recognized or recognizable claim under national law can fall into several groups. They may have been using the land for generations without formal documentation under customary or traditional tenure arrangements that are accepted by the community and recognized by national law. In other cases, they may have never been provided a formal title, or their documents may be incomplete or lost.

Category (c): Affected persons who have no recognizable legal right or claim to the land or assets they occupy or use are eligible for assistance under OS5. Under this RAP, these are persons occupying the Right of Way in violation of applicable laws. Affected persons in these groups are not eligible for compensation for land but are eligible for resettlement and livelihood assistance and compensation for assets.

Category (d): Persons covered under (a) and (b) above are to be provided compensation (at full replacement value) for the land and assets they lose and other assistance in accordance with the entitlement matrix provided below in Table 9.1. Likewise, persons in category (c) are compensated for the loss of economic resources in accordance with the entitlement matrix. Persons in category (d) are to be provided with resettlement assistance in lieu of compensation for the land they use/occupy, as well as other assistance as necessary if they have occupied the area prior to an agreed cut-off date for entitlements. All persons included in categories (a), (b), (c), and (d) are to be provided with compensation for loss of assets other than land (including those attached to land such as structures, crops, improvements, etc.).

Eligible affected people were individually consulted and given the opportunity to participate in the resettlement preparation process and determination of their entitlements. Their resettlement and compensation are designed to maintain or improve their condition to pre-project level or better. The Project will monitor the RAP implementation to ensure that affected persons, especially vulnerable women, youth, elderly, and persons with disability are given adequate assistance and are made to participate in decisions concerning their lives within a reasonable timeframe and pre-project livelihoods are indeed maintained or improved.

5.2.1 Vulnerable Groups

Vulnerable groups under this RAP are those at risk of becoming more impoverished due to the displacement, compensation, and resettlement process. Vulnerable people include, but are not limited to:

- Persons with disabilities;
- The elderly, above 65 years;
- Widows/Widowers;
- Internally Displaced Persons; and
- Female Household Heads.

5.2.2 Assistance to Vulnerable Persons

Assistance may take the following forms, depending upon vulnerable persons' requests and needs:

- Assistance in the compensation payment procedure (e.g., going to the bank with the person to cash the compensation cheque).
- Assistance in the post-payment period to secure the compensation money and reduce risks of misuse/robbery.
- Assistance in moving from project-impacted areas in the form of providing vehicles, drivers, and assistance at the moving stage.
- Assistance in building new structures by providing materials, a workforce, or building new houses entirely; and
- Providing assistance in Health care if required at critical periods during the transition period and the stage of moving from the project-impacted area.

5.3 Entitlement

The entitlement matrix below defines the criteria for qualification to receive compensation for assets and means of livelihoods affected by civil works. It outlines:

I. The category of assets to be affected,
II. Number of assets to be impacted,
III. The type of impact, and
IV. Entitlements to which PAPs are qualified under each category of impacts.

Table 10: Entitlement Matrix for PAPs

Category of Impacts	No. of Assets or Means of Livelihoods Impacted	Type of Impacts	Entitlement
Private Properties (residential and commercial structures) *Graves and cemetery reported separately as cultural assets*	1,659 total affected structures1,607 – Fully affected (100% demolition)52 – Partially affected (25% demolition)	Fully affected – Total loss of structures/properties/Partially affected – Loss of part of structure/property	Full replacement cost for all affected private structures, including relocation assistance where applicable
Cultural and Religious Assets (21 graves and 1 cemetery)	22 cultural assets	Loss requiring relocation	Full replacement and relocation cost in accordance with cultural norms and OS5requirements
Public Properties	13 affected 12– Fully affected 1 – Partially affected	Loss of public structures/facilities	Full replacement cost of public structures
Economic Tree Crops / Farms	61 farms (5,656 trees)	Loss of productive trees and income	Compensation based on species, age/maturity, and productive value
Businesses (fixed, semi-permanent, and mobile)	500 affected businesses	Temporary or permanent loss of income	Three months of compensated income based on verified or reasonably estimated net profit
Vulnerable Groups	731 identified vulnerable individuals	Disturbance and increased socio-economic risk	Three-month rental and livelihood allowance at USD 50/person/month; priority access to health and social services
Tenants and Landlords	160 tenants and 127 landlords	Disturbance due to loss of occupancy or rental income	Three-month rental allowance equivalent to verified pre-project rent

Methodological Notes

All compensation and assistance packages in this Entitlement Matrix are applied in accordance with the PAP's verified tenure status under AfDB OS5 eligibility Categories (a), (b), and (c) as follows:

- *Category (a) — Persons with formal legal rights to land or assets are entitled to full replacement cost compensation for both land and non-land assets.*
- *Category (b) — Persons without formal legal rights but with a claim recognized under national law or customary tenure are entitled to full replacement cost compensation for non-land assets and resettlement assistance in lieu of land compensation.*
- *Category (c) — Persons with no recognizable legal right or claim to the land they occupy are not entitled to land compensation but are eligible for resettlement assistance and compensation for non-land assets including structures, crops, and improvements made prior to the cut-off date of January 14, 2025.*
- *Classification of fully affected and partially affected structures is based on the engineering design footprint and verified measurements collected during the physical asset survey.*
- *Business income assessments were conducted through interviews, available sales records, and local market price data.*
- *All figures reflect the census and asset inventory conducted as of the formally declared cut-off date of January 14, 2025.*
- *Entitlements comply with the AfDB Integrated Safeguards System, specifically Operational Safeguard 5 (OS5) on Involuntary Resettlement, and Liberia's Land Rights Act 2018.*

5.4 Cut-off Date

The first cut-off date for the RAP preparation was on January 14, 2025. Prior to the cut-off date, public notices and community radio announcements announcing the government's intention to undertake a census of potential assets to be affected by the project in the project-affected area had been made. Community leaders were also engaged to help spread the message, ensuring that all project-affected persons were aware of the impending census. Additionally, information posters were placed in prominent public spaces throughout the affected communities, and field teams conducted house-to-house visits to ensure widespread awareness.

CHAPTER 6: VALUATION METHODS

6.1 Introduction

This chapter reviews the asset valuation exercise and valuation methods and rates used to value the various categories of assets to be affected by civil work activities (e.g., tree crops and structures). This approach does not take into account depreciation of the existing asset, but the cost of the replacement structure or asset, including transportation and transaction costs, based on prevailing costs of materials on the local market. The valuation also considers inflation rates and market price fluctuations that may affect the cost of replacement materials over time. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living, or at least restore them to pre-project levels.

6.2 Valuation Responsibility

The governmental agency tasked with assessing real properties is the Division of Real Estate within the Liberia Revenue Authority (LRA) and the Resettlement, Environmental, and Social Safeguard (ESAFE) Division of the Ministry of Public Works. These Divisions have a Real Estate Valuation Guideline that estimates the values of real properties based on set criteria. The guideline distinguishes real properties based on residential, commercial, commercial-residential, and industrial categories. It further defines real properties in these categories based on the size, basic condition, and materials used for construction. Valuation processes adhered to AfDB Operational Safeguard 5 requirements, ensuring compliance with international standards and fair compensation principles. Valuation of assets was conducted by the Royal Environmental Group under the close supervision of the PIU and the MPW ESAFE Division using the Real Estate Valuation Guidelines of the Ministry of Public Works.

6.3 Valuation Principles

The valuation of assets to be affected by the civil work activities was determined using the full replacement cost. The valuation methodology employed the full replacement cost principles in determining affected property values necessary to achieve i) replacement cost for lost assets, ii) investment method, and iii) direct comparison method.

6.4 Valuation Methodology

The valuation was guided by the various asset valuation methods and rates currently used by the Liberia Revenue Authority, the Ministry of Public Works, the Ministry of Agriculture, and the Real Estate Surveyor (property valuator) for the various categories of assets to be affected by the civil work activities (e.g., tree crops and structures). Where the Liberian legal provision does not meet the principle of full replacement cost, provision has been made to supplement the values to achieve the principle of OS5 of full replacement of any property that will be affected. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living or at least restore them to pre-project levels. The method of valuing assets was based on the full replacement cost approach.

6.4.1 Full Replacement Cost Approach

The valuation of assets to be affected by the road rehabilitation activities was determined using the full replacement cost necessary to achieve the replacement of the lost assets. This approach ensures that all associated costs, including labor, transportation, and any related fees, are included to accurately reflect the true replacement value. In applying this method of valuation, depreciation of structures and assets was not taken into account.

6.4.2 Investment Method

This method treats assets like any other investment in the market, where the main factors influencing investment decisions are security of principal, adequate yield, security of income, administrative costs, and capital growth. While primarily suited for commercial or revenue-generating properties, this method provides an additional reference point for confirming that replacement values align with market conditions**.**

6.4.3 Technical Analysis for Residential and Commercial Flats

Structure types were categorized, and values were determined by the prevailing market prices of materials used, including labor and transportation costs necessary for construction. The unit rate per structure type was based on structure kind, roof, wall, floor, storey-level, and unit cost in US$2.00 per square foot consistent with Liberia's construction sector where both materials and contractor quotations are predominantly priced in United States Dollars. This approach ensures standardization across valuation categories, prevents distortions caused by exchange rate volatility, and aligns with Government of Liberia and infrastructure sector practices for compensation and public works budgeting. Using US$ also ensures that valuation reflects current market conditions, local construction practices, and the full replacement cost in real terms, thereby safeguarding PAPs' entitlements under AfDB OS5 requirements.

The project team calculated compensation amounts based on prevailing construction cost estimates for a given area. The assessed value of affected structures was estimated using the valuation guidelines of the Ministry of Public Works and the Ministry of Agriculture guidelines for tree crop valuation. This alignment with official guidelines helps maintain consistency and fairness in the valuation process**.**

6.5 Valuation for Easements

Easements shall use market value or net present value as explained above. Where easement agreements allow future use of land for cultivation of low crops, compensation shall consider rental fees for the use of properties temporarily affected. The calculation of these rental fees will reflect prevailing local rates to ensure fairness for the affected parties. This compensation value is distinct from compensation for any trees or other crops that would be destroyed by the initial use of an easement for construction. These crops would be compensated at full value.

Compensation for easement agreements will address land value lost because of the temporary restriction of future uses during the construction phase of the project. In cases of disputes or discrepancies, the process for reviewing and adjusting compensation amounts will be clearly defined and made accessible to all affected parties.

6.6 Valuation and Compensation of Buildings and Structures

The valuation considered the entire buildings and related structures, such as houses, toilets, kitchens, bathrooms, and temporary structures made of wood, along the proposed 60.9 km route based on the principle of "Full Replacement Cost" in accordance with OS5. For houses and other structures, the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, the cost of transporting building materials to the construction site, plus the cost of labor and/or contractors' fees were considered. No deduction for depreciation and transaction costs was applied.

For the partial impact, where the loss is less than 20%, the valuation considered payment for the repair of the remaining affected structure. Uncompleted structures were valued based on the full replacement cost of materials. The methodology used to determine repair costs includes an assessment of required materials and labor, ensuring compensation covers full restoration. Additionally, affected persons have the option to receive compensation either in cash or through in-kind support to facilitate necessary repairs.

The current rates are based on rates received from the Liberia Revenue Authority (LRA), which were revised in November 2017 by the Ministry of Public Works for its specific use and adjusted to account for inflation. However, the inflation rate applied and its calculation methodology has been reviewed in alignment with official sources from the Central Bank of Liberia to ensure accuracy.

To ensure compliance with the principle of Full Replacement Cost, the valuation approach included market surveys and independent cost verification. Uncompleted structures were assessed based on their stage of completion, ensuring valuations reflect actual construction progress. The methodology applied for valuing structures, materials, and labor aligns with updated market conditions, ensuring fair and transparent compensation.

Additionally, an independent verification mechanism has been introduced to ensure transparency in the valuation process. This includes third-party review and consultation with affected property owners to validate the appropriateness of the compensation framework. The valuation and compensation process is structured to ensure fairness, transparency, and alignment with OS5 and international best practices.

6.7: Valuation and Compensation of Economic Crops and Trees

For agricultural crops and trees, it is the pre-project or pre-displacement value, whichever is higher, that is considered. Economic Crops affected by the project were valued for compensation based on the rates provided by MOA. Trees were valued based on their age, type, and productive value.

The MOA pricing guidelines make provision for the valuation of trees according to different methodologies depending on whether the tree lost is a wood tree or a productive tree. Wood trees are valued based on age category (a. seedling; b. medium growth and full growth) and timber value and volume according to market references. Fruit/productive trees are valued based on age (a. seedling; b. adult-not fruit-bearing; and c. fruit bearing). Stage (a) and (b) trees are compensated based on the value of the investment made; stage (c) trees are compensated at the net market value of 1-year income times the number of years needed to grow a new fully productive tree. Additionally, the valuation process considers current agricultural market conditions, ensuring fairness in compensation. An independent review mechanism is integrated to validate the accuracy and appropriateness of the valuation framework.

6.8 Assistance for Income losses

Income losses from business are calculated based on monthly net income loss. This ensures accurate assessment and fair compensation. Affected business owners will be provided with assistance for a total of three months of income loss as well as moving allowances. This period is based on business recovery timelines to support financial stability. The compensation period is determined based on observed business recovery timelines, allowing owners sufficient time to re-establish operations and regain financial stability.

To ensure fairness and transparency, affected business owners must provide supporting documentation, such as financial records, tax filings, or sworn affidavits, to verify reported income losses. This helps prevent discrepancies and ensures proper validation. Additionally, the moving allowance will be calculated based on actual relocation costs, including transportation, temporary storage, and reinstallation expenses, ensuring full coverage of the financial burden associated with displacement. This guarantees that affected businesses do not bear unexpected relocation costs.

6.8.1 Assistance to Vulnerable People

Assistance to this group of vulnerable people is calculated based on a month's special package allowance to cover rental and living expenses during the three-month transition period. This ensures that vulnerable individuals receive the necessary financial support to stabilize their living conditions. The allowance is structured to address both immediate and short-term needs, preventing undue hardship.

6.9 Compensation and Resettlement Assistances

Compensation and resettlement assistance to PAPs covers: i) private properties, ii) public properties, iii) economic crops, iv) businesses, v) tenants, vi) landlords, vii) Transaction cost and, and viii) vulnerable groups. This ensures that all categories of affected persons receive fair and adequate compensation based on their specific losses. The compensation framework is designed to align with national resettlement policies and international best practices, ensuring fairness and consistency.

6.9.1 Summary of Compensation Packages

The total compensation and assistance packages for mitigating impacts associated with the project amount to **US$4,025,895.39**. Table 8 below presents a summary of the packages and assistance to be provided. This ensures that all affected persons receive appropriate compensation based on the nature and extent of their losses. The compensation structure is developed to align with established valuation methodologies and regulatory requirements.

Table 11: Updated Summary of Compensation packages by category of impacts on various assets

Compensation Packages							
No.	Categories of Affected Assets	Fully Affected Structures	Partially Affected Structures	Income Loss (US$)	Special Assistance (US$)	Total (US$)	Percentage
1	Private Structures, including 21 Graves	3,712,345.76	313,549.63			4,025,895.39	87.49%
2	Public Structures	110,008.00				110,008.00	2.39%
3	Economic Crops		62,146.50			62,146.50	1.35%
4	Businesses			155,650.00		155,650.00	3.38%
5	Renter				40,848.00	40,848.00	0.89%
6	Landlords				40,848.00	40,848.00	0.89%
7	Special Assistance for Vulnerable Persons				109,650.00	109,650.00	2.38%
8	Transaction Fees Refunds: Processing Attestation & Other Required Documents				57,010.00	57,010.00	1.24%
	Total Compensation	**3,822,353.76**	**375,696.13**	**155,400.00**	**248,356.00**	**4,602,055.89**	**100%**

6.9.1.1 Update on Private Properties

A total of **1,645** privately owned structures will be affected by the project. The compensation cost for the private structures is **US$4,025,895.39**. This compensation is calculated based on the principle of full replacement cost, ensuring that affected owners receive fair and adequate payment. The valuation is based on structure type, size, and material quality, ensuring compensation aligns with market rates.

Compensation for the entire private structures along the project route was valued based on the principle of "Full Replacement Cost." As discussed earlier, the 60.9 km road section passes through 44 cities, towns, and villages. Of these towns and villages, the largest impact on private properties will be 432 structures in Buchanan, 133 structures in Yarpah Town, and 76 structures in Gio Town. These areas represent the highest concentration of affected structures, necessitating focused intervention and support**.** Of the overall 1,645 private structures to be impacted, 39% of the structures are in Buchanan, Yarpah Town, and Gio Town, while the remaining 61% are in small towns and villages. This distribution highlights the varying levels of displacement impact, requiring differentiated resettlement planning. Inflation adjustments have been applied to ensure compensation reflects current market values, with reference to rates from the Liberia Revenue Authority (LRA) and the Ministry of Public Works. 96% of the private structures will be fully affected, and the remaining 4% will be partially affected. The classification of fully and partially affected structures is based on the extent of demolition or modification required for project execution.

For partially affected structures, compensation includes repair cost estimates, ensuring that affected owners are not left with unexpected financial burdens. To maintain fairness and accuracy, an independent verification process was conducted to validate the number of affected structures, with third-party reviews and community consultations forming part of the assessment. Land tenure and ownership verification have been incorporated into the compensation process, ensuring that claimants have legal or customary rights to the affected structures. This measure helps prevent future disputes over compensation eligibility.

Table 12: Private Properties to be affected

No.	Locations/Towns	Fully Impacted (A)	Partially Impacted (B)	Total C= (A+B)	Total US$
1	Buchanan	386	46	432	1,358,861.32
2	Rock Town	9	0	9	8,976.94
3	Sand Town	23	0	23	56,958.72
4	Garpue Town	16	0	16	20,125.75
5	Henry Logan Town	2	0	2	1,003.50
6	Debay Town	17	0	17	29,490.00
7	Brumskine Farm	11	0	11	11,761.62

No.	Locations/Towns	Fully Impacted (A)	Partially Impacted (B)	Total C= (A+B)	Total US$
8	Logan Town	13	0	13	23,818.45
9	Meneh Town	20	0	20	33,029.37
10	Jacob Town	27	0	27	37,204.32
11	Glorgarkpah	15	0	15	51,196.39
12	Gbankon	32	0	32	69,467.37
13	Behn	24	0	24	71,341.15
14	Kasuah Town	24	0	24	61,375.74
15	Charlie King Town	15	0	15	25,917.41
16	David Town	40	0	40	69,414.01
17	Gio Town	76	0	76	260,585.76
18	Kobeedun Town	40	0	40	118,414.72
19	Tarr Town	57	0	57	208,985.16
20	Gbeysayday	6	0	6	13,741.49
21	Walker Town	5	0	5	5,851.71
22	Menyongai Broad Street	11	0	11	18,176.20
23	Saturday Town	50	0	50	91,447.04
24	Zahnto Town	23	0	23	56,498.09
25	Whalakpo Town	13	0	13	25,222.26
26	Gebior Town	40	0	40	78,541.65
27	Gbee Town	11	0	11	19,208.80
28	Borbor Town	8	0	8	31,897.31
29	Charles Town	9	0	9	14,494.67
30	Tan Town	21	0	21	28,095.82
31	Gorzhon	20	0	20	30,960.53
32	Nyonbehn Town	73	0	73	184,097.75
33	James Town	11	0	11	22,239.25
34	Koko Town	11	0	11	12,609.92
35	Wayzohn	26	0	26	30,080.80
36	Forster Town	37	0	37	45,217.64
37	Yarpleah Town	56	0	56	56,763.73
38	Bayon Town	13	0	13	12,320.34
39	Gongbo Town	78	0	78	100,492.18
40	Gbediah Town	51	0	51	115,960.40
41	Yarpah Town	127	6	133	433,450.84

No.	Locations/Towns	Fully Impacted (A)	Partially Impacted (B)	Total C= (A+B)	Total US$
42	Toe Town	8	0	8	15,002.06
43	Maniah Town	19	0	19	16,627.46
44	Stewart Town	17	0	17	48,969.75
	Total	**1,591**	**52**	**1,643**	**4,025,895.39**
Source: RAP Field Survey Data Update (January 2025)					

Of the total private structures to be impacted, 97% will be fully impacted, while 3% will be partially impacted. Fully impacted structures are those requiring complete demolition, qualifying for full compensation, including potential resettlement assistance where applicable. Partially impacted structures will receive compensation for necessary repairs to restore their usability, ensuring that affected owners do not bear unexpected financial burdens. Compensation adjustments will consider the extent of structural damage, and additional assistance may be provided for vulnerable property owners.

Mitigation Measures

To mitigate social and economic risks associated with the loss of private structures, the project will compensate PAPs with full replacement costs for the affected properties. This compensation will include costs for materials, labor, and transportation to ensure affected individuals can rebuild comparable structures. Inflation adjustments will be applied to reflect current market rates, ensuring fair and updated compensation values. Payment for all structures will be completed prior to commencing civil work in each of the impact corridors. A defined timeline for disbursement will be established, ensuring that compensation is paid at least two months before construction begins, giving PAPs adequate time to rebuild. Additionally, special provisions will be made for vulnerable PAPs, ensuring they receive prioritized assistance and relocation support where necessary. A monitoring framework will be established to track compensation disbursement and ensure compliance with the agreed mitigation measures. A GRM will be in place to allow PAPs to raise concerns regarding compensation adequacy. The GRM will ensure that disputes are resolved in a timely and transparent manner, safeguarding the rights of affected persons.

6.9.1.2 Update on Public Properties

A total of **US$110,008.00** public structures in the project area are expected to be affected by the project. Public structures to be impacted include wells, hand pumps, market stalls, and meeting centers. A detailed assessment was conducted to identify the extent of impact on each structure, ensuring accurate valuation and appropriate compensation. Compensation for public structures followed the principle of "Full Replacement Cost." Inflation adjustments were incorporated to reflect current market rates, ensuring that compensation levels remain fair and updated**.**

The compensation amount was calculated using the market cost of the materials to build a replacement public structure with an area and quality similar to or better than that affected by the project or to repair partially affected public structures, plus the cost of transporting replacement materials to the new site, plus the cost of any labor and contractors' fees. Where relocation is required, appropriate measures will be taken to ensure that public services remain accessible to the community**.**

A monitoring framework will be implemented to oversee the restoration process, ensuring that replacement structures are built to the required standards and that all necessary approvals are obtained. A Grievance Redress Mechanism (GRM) will also be in place to handle any concerns raised by the affected communities regarding compensation and restoration. The total cost of restoring these public structures is **US$110,008.00**.

Table 13: Public Properties to be Affected

Public Properties to be Affected					
No.	**Locations/Towns**	**Fully Impacted.**	**Partially Impacted**	**Total**	**Total US$**
		(A)	**(B)**	**C= (A+B)**	
1	Buchanan	0	2	2	41,700.00
2	Debay Town	1	0	1	4,500.00
3	Glorgarkpah	1	0	1	4,500.00
4	Behn	2	0	2	13,650.00
5	Gio Town	2	0	2	11,638.80
6	Tarr Town	1	0	1	3,799.20
7	Karsuah	1	0	1	12,220.00
8	Nyonbehn Town	1	0	1	4,500.00
9	Gbediah Town	1	0	1	4500
10	Toe Town	1	0	1	4,500.00
11	Maniah Town	1	0	1	4,500.00
	Total	**12**	**2**	**14**	**110,008.00**
Source: RAP Field Survey Data (January 2025)					

Of the total public structures to be impacted, twelve, constituting 92%, will be fully impacted, while one constituting 8%, will be partially impacted. Fully impacted public structures are those requiring complete reconstruction, while partially impacted structures will receive compensation for necessary repairs to restore functionality**.**

Mitigation Measures

To mitigate risks and impacts associated with the project, the project will replace in kind with the full replacement cost of the affected public properties. Inflation adjustments will be incorporated to reflect current market rates, ensuring that compensation values remain fair and updated.

Payment for all structures will be completed prior to commencing civil work in each of the impact corridors. A monitoring framework will be established to oversee the restoration process, ensuring that replacement structures meet the required standards and remain accessible to the community. Additionally, a GRM will be in place to address any disputes related to compensation and restoration.

6.9.1.3 Update on Businesses

A total of 500 formal and informal small businesses belonging to 285 males and 215 females are found along the Buchanan to Cestos Junction Road corridor. A detailed assessment was conducted to determine the nature of business activities and the extent of disruption caused by civil works. These small businesses provide sources of income and means of livelihood for PAPs in the project-affected area and are likely to be affected by civil works activities. Additional considerations have been made to account for seasonal variations in business income, ensuring that compensation adequately reflects the actual losses incurred by affected businesses.

Compensation for losses of income to businesses is determined by multiplying the monthly net profit of each business by three months to arrive at the total business transitional allowance for each business owner. Inflation adjustments have been applied where necessary to align with current economic conditions, ensuring that compensation remains fair and updated. The total compensation to be paid for affected businesses is **US$155,650.00**. A Grievance Redress Mechanism (GRM) will be in place to address any disputes regarding business income valuation, ensuring transparency in the compensation process.

Table 14: Business Income Losses by Location and by Gender

No.	Location	No. of PAPs			Income Loss by Gender		Total Income Loss
	Towns/Villages	Male	Female	Total No. of PAPs	Male	Female	
1	Buchanan	172	130	302	172	130	97,950.00
2	Rock Town	1	5	6	1	5	1,800.00
3	Sand Town	3	2	5	3	2	1,500.00
4	Debay Town	1	0	1	1	0	450.00
5	Jacob Town	1	1	2	1	1	600.00
6	Glorgarkpah	1	2	3	1	2	900.00
7	Gbankon	1	3	4	1	3	1,200.00
8	Behn	1	4	5	1	4	1,500.00
9	Gio Town	16	16	32	16	16	8,100.00
10	Kobeedun Town	1	4	5	1	4	1,500.00
11	Tarr Town	0	1	1	0	1	300.00
12	Gebior Town	0	2	2	0	2	600.00
13	Gbee Town	3	8	11	3	8	3,300.00
14	Nyonbehn Town	14	7	21	14	7	6,300.00

No.	Location	No. of PAPs			Income Loss by Gender		Total Income Loss
	Towns/Villages	Male	Female	Total No. of PAPs	Male	Female	
15	James Town	1	0	1	1	0	300.00
16	Wayzohn	2	2	4	2	2	1,200.00
17	Forster Town	1	3	4	1	3	1,200.00
18	Yarpleah Town	3	3	6	3	3	1,800.00
19	Gongbo Town	0	2	2	0	2	600.00
20	Gbediah Town	2	9	11	2	9	3,300.00
21	Yarpah Town	29	39	68	29	39	20,400.00
22	Maniah Town	2	1	3	2	1	900.00
23	Stewart Town	1	0	1	1	0	300.00
Total		**256**	**244**	**500**	**256**	**244**	**155,650.00**

Of the total businesses to be impacted, 51% of the businesses are owned by males, while 49% are owned by females. A gender-based analysis was conducted to ensure that compensation reflects the specific economic conditions faced by male and female business owners, promoting equitable economic recovery.

Mitigation Measures

To mitigate social and economic risks associated with the loss of small businesses and income interruption, the project will compensate each small business owner/petty trader with the value of the business's monthly net profit for a total of three months transition period. This compensation structure accounts for business disruptions while allowing owners to recover and re-establish their operations. The monthly net profit reported by each business owner is used to arrive at the value to be paid to each small business owner/petty trader as a transitional allowance. Adjustments for inflation and seasonal income variations have been considered to ensure fair and up-to-date compensation values.

Verification measures have been implemented to ensure business income claims are consistent with market conditions, with assessments based on available records, community validation, or survey data where applicable.

Payment to all small business owners/petty traders shall be completed prior to commencing civil works in each of the impact corridors. A Grievance Redress Mechanism (GRM) will be available to address any disputes related to business income valuation, ensuring transparency and fairness in the compensation process.

For business owners operating in rented spaces, compensation will take into account rental conditions and possible relocation needs. The compensation framework also ensures that informal businesses, which may lack formal registration, are not excluded from assistance, provided they can demonstrate business activity through reasonable means. Additionally, consideration has been given to businesses that may experience extended disruptions, ensuring that additional support mechanisms are available where justified based on project-related factors.

6.9.1.4 Economic Tree Crops

There are 61 partially affected farm owners (37 males and 19 females) who will be affected by the road project. A total of **5,656** economic trees, summing up to 61 farms along the road corridor between Buchanan and Cestos Junction, will likely be affected, and the total value of the affected economic tree crops is estimated to be **US$62,146.50**. A comprehensive valuation process was conducted to determine the compensation value based on tree type, maturity stage, and productive capacity.

The type of crops to be affected are pineapple, plantain, rubber trees, etc. The valuation followed established guidelines to ensure that compensation aligns with prevailing agricultural market rates. Compensation will be based on the productive value of the affected trees and the cost of re-establishment, where applicable. Seasonal or perennial crops were not considered. Inflation adjustments have been integrated into the compensation process to reflect current market conditions.

The compensation framework distinguishes between young and mature trees, ensuring that valuation considers both the growth stage and projected yield loss. Additionally, a GRM will be available for affected farm owners to address disputes regarding valuation or eligibility. Consideration has also been given to farm laborers who may be economically impacted by tree loss. Where applicable, provisions will be made to support affected laborers during the transition period.

Table 15: Economic Tree Crops

Road Name: Buchanan to Cestos Junction Road Section			
Type of Crops	**No. of Farms**	**Qty of Affected Economic Tree Crops**	**Value of Economic Tree Crops/Farm (US$)**
Pineapple	19	2,675	2,701.02
Rubber	18	2,056	49,681.45
Banana/Plantain	14	450	760.50
Coconut	4	150	4,054.50
Oil Palm	5	275	4,647.50
Cocoa	1	50	301.53
Total	**61**	**5,656**	**62,146.50**

Mitigation Measures:

To mitigate social and economic risks associated with losses of economic tree crops, the project will compensate each affected person or farmer for the value of his/her economic trees. This compensation will be based on verified assessments of economic loss, ensuring a fair valuation process.

The unit rates provided by the Ministry of Agriculture (MoA), for each category of economic crops, have been used to calculate the compensation amount to be paid to each PAP or farmer.

Inflation adjustments will be considered to align compensation rates with current market conditions, ensuring affected farmers receive appropriate value. Payment for all economic crops will be completed prior to commencing civil work in each of the impact corridors. Compensation payments will be disbursed exclusively through bank transfers, ensuring transparency and accountability in the process. A clear timeline will be established, specifying that all payments must be completed within 30 days of verification to prevent unnecessary delays.

A GRM will be in place to address disputes related to compensation amounts, eligibility, and any concerns raised by affected farmers. The GRM will ensure that all complaints are handled fairly and efficiently. Additionally, measures will be taken to address land tenure concerns, ensuring that both landowners and customary land users are properly compensated in accordance with legal and policy guidelines.

6.9.1.5 Update on Vulnerable Persons

A total of 731 potential PAPs within the project area are considered vulnerable people. The group of vulnerable PAPs includes: i) the elderly, ii) the disabled, iii) the sick, and iv) female household heads. A detailed assessment was conducted to ensure that all eligible vulnerable PAPs are accurately identified and included in the compensation framework. The identification process for female household heads is based on clear criteria, including widows and women who are sole income providers for their households.

This group of vulnerable people will be qualified for special packages that shall be designed and geared toward assisting them. The assistance package will prioritize accessibility and ease of use to ensure beneficiaries can access their entitlements without difficulty. The special package includes provisions for essential living costs such as rent and basic necessities. The total updated special package for vulnerable people is estimated to be **US$109,650.00**. The special package covers living costs for a transition period of three months. Inflation adjustments have been factored into the package to maintain its adequacy over time.

These vulnerable people are spread in the (2) main cities, thirty-five (35) towns, and seven (7) villages. A transparent disbursement mechanism will be implemented to ensure payments reach the intended recipients efficiently, with all transactions conducted through bank transfers for accountability. To address accessibility concerns for disabled PAPs, alternative arrangements will be made where necessary to facilitate secure access to funds.

A verification process, including community validation and oversight, will be implemented to ensure that only eligible PAPs receive the special package, preventing exclusion errors or fraudulent claims. Additionally, a GRM will be available to handle concerns and disputes related to eligibility and access to special assistance.

Table 16: Categories of Vulnerable People

Category	Gender			Total Assistance Allocated
	M	**F**	**Total**	**Amount (US$)**
Elderly	226	0	226	33,900.00
Disable	0	0	0	0
The Sick	0	0	0	0
Female household heads	0	505	505	75,750.00
TOTAL	**231**	**505**	**731**	**109,650.00**

Of the total updated vulnerable people to be impacted 68% are female while 32% are male.

Mitigation Measures:
In order to mitigate vulnerability risks associated with disturbance, and permanent and temporary displacement, the project shall give special attention to the well-being of the elderly, the sick, the disabled, and female household heads. A structured monitoring mechanism will be implemented to track the effectiveness of mitigation efforts and ensure timely assistance reaches the affected groups.

Payment to all vulnerable groups shall be completed prior to commencing civil works in each of the impact corridors. A transparent disbursement system will be in place to ensure funds are allocated efficiently, with bank transfers as the designated payment method. To further support accessibility, alternative arrangements will be considered for individuals facing challenges in accessing banking services. A GRM will be established to address concerns related to eligibility, payment delays, or any disputes arising from the assistance process, ensuring that all grievances are handled fairly and promptly.

6.9.1.6 Tenants and Landlords

The project will impact a total of 160 tenants and 127 landlords. Landlords will lose their rental incomes while tenants will lose their rental shelters. Compensation will be based on verified rental loss assessments, ensuring a fair and consistent approach for all affected parties. A total of **US$81,696.00** is allocated in this RAP to offset impacts associated with rental incomes and shelters lost. The allocated funds have been adjusted for inflation, ensuring that compensation aligns with current rental market conditions.

During the RAP update, the team did not identify any additional Tenant or Landlord along the project route. Compensation applies to both formal (written leases) and informal (verbal agreements) rental arrangements. The verification process includes consultation with community representatives, review of rental agreements, and field assessments to ensure accurate compensation. Provisions are also in place for partial rental losses, ensuring proportional compensation for landlords who may only lose a portion of their income.

A GRM is available for landlords and tenants to raise concerns, ensuring that all disputes are addressed fairly and transparently. A structured communication plan will inform all affected parties of their rights, the compensation process, and the available grievance channels. Payment timelines will be clearly established, with all disbursements completed before project-related activities begin.

Mitigation Measure

To mitigate adverse impacts associated with incomes and permanent shelter losses, the project will pay PAPs transition allowances for a period of three months. This payment will be based on verified income and shelter loss assessments, ensuring consistency and fairness in the compensation process. The verification process will involve community consultations, review of historical income records, and field inspections, and will be completed within a defined timeframe to prevent delays. This payment will be based on verified income and shelter loss assessments, ensuring consistency and fairness in the compensation process. A total of **US$81,696.00** is allocated in this RAP to offset impacts associated with rental incomes and shelter losses. A GRM will be available to handle disputes or concerns related to transition allowances, providing PAPs with a transparent channel to seek resolution. Provisions will also be made for partial income and shelter losses, ensuring proportional compensation for those not fully displaced. Compensation funds will be disbursed exclusively via bank transfers, ensuring accountability and ease of access. Payment will be completed before the commencement of project-related activities to avoid any unnecessary delays. A payment tracking and monitoring system will be implemented to ensure that all eligible PAPs receive their funds promptly and without issues.

6.9.1.7 Update on Graves

A total of 21 graves and 1 cemetery in the project area are expected to be affected by the project. Compensation for Graves followed the principle of Full Replacement Cost by type. The compensation amount covers the cost of materials to reconstruct, consultations, traditional rituals, and the cost of relocating the Graves to be affected by the project. Table 10.6 shows the number of Graves to be affected.

The PIU and ESAFE Division, in consultation with the contractor and the EPA, shall give special attention to avoiding these graves as relocation of graves and graveyards is always sensitive to communities or families whose loved ones have to be relocated. Specific criteria for identifying graves at risk include proximity to the project site, historical significance, and community input, ensuring no grave is overlooked in the assessment. Where avoidance is not possible, the IIU of MPW will engage the community, religious leaders, families, and next of kin of those affected and the EPA on the acceptability of disturbing and relocating the graves and seek their permission and guidance on necessary precautions and rituals to be performed at the old and new site. Consultations will follow a structured approach, including multiple meetings and clear documentation of feedback to ensure all concerns are addressed before proceeding. The compensation calculation methodology is based on the cost of construction materials, labor, and all associated ceremonial expenses, ensuring fair compensation for each family affected.

A clear consultation framework will be implemented to ensure that affected communities and next of kin have adequate information, input, and time to prepare for the relocation process. Compensation payments will be made in advance of relocation, and the project timeline includes specific milestones to ensure the timely completion of both compensation and relocation activities. To ensure compliance with these procedures, the process will be monitored, and follow-up visits will be conducted to confirm that all steps have been completed satisfactorily. A total amount of **US$42,600.00** has been provided in this RAP to address these impacts.

Table 17: Updated Affected Graves

Impacts on Graves,			
No.	**Grave Representative Name**	**Location**	**Cost (US$)**
1	Buchanan City Corp. (Cemetery)	Buchanan	15,000.00
2	Mitchell Bonwrehn	Behn	1,500.00
3	Mitchell Bonwrehn	Behn	1,500.00
4	Mitchell Bonwrehn	Behn	1,500.00
5	Juliet Yabah	David Town	1,200.00
6	Juliet Yabah	David Town	1,200.00
7	Juliet Yabah	David Town	1,200.00
8	Juliet Yabah	David Town	1,200.00
9	Victoria M. Joe	Tarr Town	1,500.00
10	Victoria M. Joe	Tarr Town	1,200.00
11	Betty Garwhediah	Saturday Town	1,200.00
12	Rufus Zoegar	Forster Town	1,200.00
13	Emmanuel Karlgo	Gongbo Town	1,200.00
14	Jesse Gardea	Toe Town	1,200.00
15	Samuel Tokoe	Toe Town	1,200.00
16	Samuel Tokoe	Toe Town	1,200.00
17	Samuel Tokoe	Toe Town	1,500.00
18	Samuel Tokoe	Toe Town	1,500.00
19	Samuel Tokoe	Toe Town	1,500.00
20	Grace Mewon	Stewart Town	1,200.00
21	Grace Mewon	Stewart Town	1,500.00
22	Grace Mewon	Stewart Town	1,200.00
	TOTAL		**42,600.00**

6.9.2 Transportation/Transaction Allowances

Transportation/Transaction assistance totaling **US$57,010.00** shall be paid/extended to all PAPs who will be relocated as a result of the project. This amount is intended to cover moving expenses to new locations and help PAPs manage financial challenges associated with their relocation. This allowance will be extended to all relocated PAPs, including renters and informal settlers, to ensure equitable support regardless of housing status. This amount is intended to cover moving expenses to new locations and help PAPs manage financial challenges associated with their relocation.

CHAPTER 7: STAKEHOLDER CONSULTATION AND ENGAGEMENT

7.1 Introduction

A total of 3 stakeholder consultation meetings were held at village/town levels across the project impact area during the socioeconomic survey, asset marking, and inventory of losses phase of the RAP preparation. This engagement process was designed to ensure transparency, inclusivity, and full participation of all relevant stakeholders. Interpreters were used during these sessions to address any language barriers and ensure that all participants fully understood the project details.

Information provided to stakeholders on the project included: i) the project description, objectives, and activities, especially the civil works activities to be implemented under subcomponent 3.1; ii) the positive and negative impacts associated with the proposed works; iii) the actions and measures, including compensation and resettlement assistance payments, that will be put in place to mitigate and offset the project's direct social and economic adverse impacts related to land acquisitions and RoW clearing; and iv) the establishment of grievance redress mechanisms to address project-related grievances/complaints throughout the implementation period. Stakeholders were given opportunities to ask questions, express concerns, and provide feedback on all aspects of the project.

The consultation meetings were held from the 13th to the 14th of January 2025 at various locations, targeting the appropriate levels of local government (commissioners, city mayors), community and opinion leaders (town/village chiefs and elders), PAPs, and the affected communities in the villages/towns along the project impact corridor. In addition, consultations incorporated multiple sessions to accommodate stakeholders' availability and ensure all voices were heard. A detailed record of meeting proceedings, attendance, and outcomes was maintained to ensure accountability and transparency.

7.2 Stakeholder Indentification and Analysis

A detailed stakeholder identification and analysis was undertaken to ensure that all individuals, groups, institutions, and entities with interests in the project were clearly mapped, understood, and effectively engaged. This process aligns with AfDB Operational Safeguard 2 (OS2) requirements for meaningful consultation, inclusion, and participation, particularly for groups who may be disproportionately affected by land acquisition and resettlement impacts.

Stakeholders were identified based on their roles, influence, interest, vulnerability, and the nature of their interaction with the road corridor. The analysis considered:

I. their level of exposure to project impacts;
II. the degree of influence they may exert on project outcomes; and
III. the specific support or engagement strategies required to ensure their views are adequately represented.

Key stakeholder categories include:

- **Project Affected Persons (PAPs)**structure owners, tenants, business owners, farmers, land users, and vulnerable households.
- **Local Authorities**—City Mayors, Commissioners, Town Chiefs, Elders, and Traditional Leaders.
- **Government Institutions**—Ministry of Public Works (MPW), Liberia Land Authority (LLA), Environmental Protection Agency (EPA), and County Administrations.
- **Community-Based Organizations and Women/Youth Groups**—including informal leadership structures that influence decision-making.
- **Service Providers and Local Businesses**—market committees, traders, transport associations, and small enterprises.
- **Vulnerable Groups**—female-headed households, elderly persons, persons with disabilities, widows, chronically ill persons, and economically marginalized individuals requiring enhanced engagement measures.

This analysis guides engagement strategies used during RAP preparation and will continue to guide consultations through RAP implementation, compensation delivery, livelihood restoration support, and monitoring.

Table 18:Stakeholder Interest and Influence Analysis

Stakeholder Group	Interest in the Project	Influence Level	Impact Level	Vulnerability Level	Engagement Approach
Project Affected Persons (PAPs)	Compensation, relocation support, livelihood restoration, protection of assets	Medium	High	**High**	Continuous consultations, disclosure sessions, GRM access
Vulnerable Households	Special assistance, priority support, accessibility considerations	Low to Medium	High	**Very High**	Targeted engagement, tailored communication, facilitated participation

Stakeholder Group	Interest in the Project	Influence Level	Impact Level	Vulnerability Level	Engagement Approach
Local Authorities (Commissioners, City Mayors, Chiefs)	Local development, social stability, land administration	High	Medium	Low	Coordination meetings, validation workshops
Government Institutions (MPW, LLA, EPA)	Oversight, policy compliance, ROW enforcement, grievance escalation	High	High	Low	Technical meetings, policy alignment discussions
Market Women, Traders & Small Business Owners	Continuity of income, business relocation, compensation	Medium	High	**High**	Focus groups, targeted consultations
Transport Unions & Road Users	Improved mobility, travel safety	Medium	Medium	Low to Medium	Community meetings, stakeholder briefings
Community-Based Organizations / Youth Groups	Participation in decision-making, employment opportunities	Low to Medium	Medium	Medium	Awareness sessions, community dialogues
Traditional Leaders & Elders	Cultural heritage protection, community cohesion	Medium	Medium	Medium	Key informant interviews, leadership consultations
Tenants	Rental shelter, relocation support, continuity of	Medium	High	**High**	Targeted consultations, entitlement disclosure,

Stakeholder Group	Interest in the Project	Influence Level	Impact Level	Vulnerability Level	Engagement Approach
	residence or business operations				relocation planning discussions, and GRM access
Landlords	Compensation for structures, rental income restoration, protection of property rights	Medium to High	High	Medium	Compensation consultations, valuation disclosure, and documentation review meetings
Farmers / Economic Tree Crop Owners	Protection of farmland, compensation for crops and trees, livelihood restoration	Medium	High	**High**	Farm-level consultations, compensation disclosure, and livelihood restoration planning
Women's Groups	Protection of women's rights, GBV/SEA risk mitigation, household welfare, livelihood recovery	Medium	Medium to High	**High**	Women-focused consultations, safe participation mechanisms, and targeted awareness sessions

This stakeholder identification and analysis ensure representation of all groups, clarifies their interests and influence, and supports the design of context-specific engagement approaches—particularly for vulnerable individuals who may require enhanced support during RAP implementation.

Table 19: Total Number of PAPs Attended Consultations by Locations

No.	Locations	Number of Attendees during the 1st and 2nd Round of Consultations						Dates of the 1st and 2nd Round of Consultations		Time of the Consultation	
		1st Male	2nd Male	1st Female	2nd Female	1st Total	2nd Total	1st Meeting Date	2nd Meeting Date	1st Meeting Time	2nd Meeting Time
1.	Buchanan	91		50		141		Jan. 13, 2025			
2.	Big Joe Town	22		10		32		Jan. 14, 2025			
3.	Yarpah Town	102		65		167		Jan. 15, 2025			
	Total	**215**		**125**		**340**					

Of the total PAPs that attended both consultations, 37% are female while 63% are male.

7.3 Stakeholders' Knowledge about the Road Project

From the socioeconomic survey and the stakeholder consultations conducted, it is established that information about the proposed road project is widely disseminated in communities along the project impact corridor and even beyond. In all consultation meetings, PAPs and other stakeholders confirmed that they had heard about the pending road project. Thus, while concerns have been expressed about aspects of the project that are related to displacement and resettlement, the overwhelming majority of individuals (including PAPs), households, and the wider communities in the project area warmly welcome the project as a development they have long waited for and which, when implemented, will relieve them of the enormous travel difficulties they currently face. They said the upgraded road will enhance their access to markets and vital social services and will open up the region for social and economic development that will contribute to improvement in their standards of living.

7.4 Consultation Methods

Consultations were conducted using these methods: i) Focus Group Discussions, ii) Key Informant Interviews, and ii) Town hall meetings. During these consultations, care was taken to ensure that everyone's voice was heard, responded to, and recorded. Special efforts were made to ensure gender and social inclusion, allowing meaningful participation from all community members. The feedback gathered was incorporated into the Resettlement Action Plan (RAP) to align the project with the needs and expectations of the affected communities.

7.5 Focus Groups Discussions

Consultations were held at various locations with chiefs and elders, youths, women, businesspeople, farmers, and road users (drivers and passengers). From each of these groups, important information was collected and used in the preparation of the RAP. The discussions were conducted in culturally appropriate settings to encourage open participation. Concerns regarding land acquisition, compensation, and livelihood restoration were documented and analyzed to ensure that the RAP reflects the priorities of affected communities. The findings from these discussions were integrated into this RAP, ensuring alignment with both community expectations and regulatory requirements.

7.6 Key Informant Interview

In addition to focus group discussions, information was also collected through interviews with knowledgeable individual PAPs, opinion leaders, and interested individuals. The interviews with individual PAPs also provided an opportunity to clarify to each PAP misinformation he/she had received about the project from unofficial sources, including rumors.

7.7 Public/Community Consultation

Town hall meetings were the main method used to convey the project information to entire communities. The answers provided to questions raised and concerns expressed by PAPs and other stakeholders were disseminated to the wider village/town population in a short space of time. To that extent, town hall meetings were an effective platform for disseminating the project information to the wider community audience, as well as listening to the concerns and views of community members, especially the PAPs. Special efforts were made to ensure the inclusion of marginalized groups, such as women, elderly persons, and persons with disabilities, to guarantee that their perspectives were considered. Meetings were conducted in local languages where necessary, and feedback from these engagements was documented and incorporated into the RAP to enhance responsiveness to community needs. The consultations were held in multiple locations across affected communities, ensuring widespread participation. Records of attendance and key discussion points were documented to maintain transparency and accountability. Additionally, follow-up engagements were conducted to provide updates on how concerns raised were being addressed within the RAP framework.

7.8 PAPs Rights and Choices

Throughout the consultation meetings, town halls, focus groups, and key informant interviews, PAPs were informed about the rights and choices available to them under the Resettlement Action Plan. They were told that it was their right to be consulted and to participate in all resettlement decisions that affect them. They were also informed about the Grievance Redress Mechanism (GRM) available to them, including how to file complaints or seek clarification on resettlement issues. They were informed that they have the right to accept or reject the value of their affected assets when disclosed to them and can demand revaluation. The revaluation process was explained in detail, highlighting the steps, timeline, and the independent authority responsible for conducting the reassessment. Furthermore, PAPs were given examples of in-kind compensation options, such as building materials or replacement housing, and were guided on how to make informed decisions based on their individual needs.

7.9 Summary of Views/Concerns Expressed by PAPs

Table 20: Summary of Main Concerns and Views expressed during the stakeholder consultations

First series of Stakeholder Consultations Issues and Response	
Issues/Concerns	**Responses/Countermeasures**
Why if the team comes to mark a house and I am a tenant, should I wait for the landlord to come, or what can be done	Since the affected property is found within the right-of-way, the person who constructed the property will be compensated and the tenant will also be compensated. Both of you should be present at the house until the team comes.
About land claim, why if the person purchased this land from the government	The land we are trying to reclaim for the road construction is the right-of-way. No one can own the right-of-way. The right-of-way belongs to the government.
I am a tenant and doing business, will my landlord benefit or I will benefit.	The landlord both the landlord and the tenant will be compensated in addition to the amount that will be paid for the affected property.
Why if I bought the land in the 80s but was not developed until your arrival; why if the person has a well decent structure and the other a makeshift, will they get the same benefit?	If you bought the land in the 80s and it fell in the ROW and was not developed, we don't compensate for land but rather for structure/crop or farm; about decent structure and makeshift, no, the approved values vary/not the same. We only determine what is makeshift. We agreed with you for the project to have cooperate social responsibility and this can be discussed with the project implementers.
Does the Ministry give the land surveyors the county map, or are they (land surveyors) aware of the ROW?	All surveyors licensed by the Liberia Land Authority (LLA) are aware of the ROW. Very soon, the Ministry of Public Works will be decentralizing and will be working alongside LLA, going into communities to open alleys/streets. There is an existing law that before you construct anything you should consult MPW. Contact the RE for more information.
Why if you are the one that gave me the land, and after 3 to 4 years, and then you come to mark the place, who is at fault, me or you	The Ministry of Public Works doesn't give people land in the ROW.
Some of us have front views, and some people came to us for container spots, why if I have collected the money from the person who has the container, will I be responsible?	No, you will not be responsible but we will compensate the person who owned the container to relocate his/her container.

First series of Stakeholder Consultations Issues and Response	
Issues/Concerns	**Responses/Countermeasures**
What happens to people who have wheelbarrows and containers side the road	No extra land, those with wheels should be removed, but those with containers will be compensated; again, let me say this, we are not buying containers, however, we will compensate only if the container is stationed in the ROW.
I'm from LFA (Liberia Football Association), I want to know if the 50ft enters the market, what will happen to the market?	Under this project, there are certain facilities that we are very careful of such as schools, hospitals, markets, etc. If the market is highly impacted, we will try our best to compensate if not, avoid but if no way, we relocate the market.
I want to know if LLA and MPW are working together because I believe LLA should be the one to notify me.	Yes, the Ministry of Public Works is working in collaboration with the Liberia Land Authority (LLA) and other lined ministries/agencies for this Project.
If the marking exercise starts on Sunday and your house falls directly within the 50ft right of way, will you be asked to be removed immediately?	No, it will not be automatic. The exercise is in phases and until we can compensate, you will be given 90 days grace period (about 3 months) for your relocation.
I understood everything you said but my question is, what happens to people who have market, boots, and kitchen.	We will mark all those structures including boots, containers, etc. that fall directly in the ROW. For public facilities such as hospitals, schools, markets, etc., we will try our best to avoid and if not then we will compensate or relocate to a suitable area.
We that bought land along the road and got deeds, what will happen to us, are these deeds not important?	The deeds are very valid but even if you have the deed, you will still have to get the letter of attestation from the commissioner's office or the designated authority.
What happens if the house is near the light pole?	For us, we are not concerned about the light poles but the road's ROW or the measurement because even some light poles are planted deep in the ROW.
Making sure that thing goes right to better inform our people. We are very happy about this project and we pray that this road project commences soon.	Thank you and yes, we will try our best to commence the project soon, this is why we are here to first deal with the resettlement issues.
What happens to deeds that are not probated?	The deeds are just extra information for us but the requirement is for your local authority to recognize you. This is why you will be required to obtain attestation from the commissioner's office.
Will the structure/s marked be paid for before the demolition?	After this process, we will go and come back to work with the local authority then again go and come to verify, then, go back once again and come back for compensation; So we will need people with valid IDs like citizen ID, etc. After paying you will, we will tell you the time you need to relocate. You have the right to take anything within that time given to you. However, after that time (about 90 days- about 3 months) and you are still there, then don't blame us. Please keep the number that we are putting on the house.

First series of Stakeholder Consultations Issues and Response	
Issues/Concerns	**Responses/Countermeasures**
What becomes of the land space of the house spot, and 2, what becomes of the cemetery along the road that falls in the ROW?	We don't pay for land that falls in the ROW. In the past, the government had a law in place for you to not build or construct anything in the road ROW. The government has a certain distance along the road that you don't need to build there however, the government will compensate you as long your house or crops/farm fall in the ROW. For the cemetery, we will try all means to avoid it but where not possible, we will work with our environmentalist and local authority to relocate.
We are working with different projects and we already have the existing GRC set up, will it be good if we continue with it?	No, this is a road project with different functions so it's good to have its own Grievance Redress Committee (GRC) setup beside, why if the people are not satisfied with your existing GRC, will be a problem for us so, it's good to have our own GRC.
If the house owner is not around and the caretaker puts his/her name down instead of the house owner's name, will the house owner have a second choice to change the name to the rightful name?	Yes, the house owner will have the opportunity to make the necessary changes. We will come back to do re-verification and all will be corrected. House/crop/farm owners will have to provide attestations from the commissioner's office to authenticate ownership.
Scrutinizing of rightful names of property will be done before you give a check for the affected property. Will the rubber farm be affected?	Yes, we will come back to do re-verification; house/crop/farm owners will have to provide attestations from the commissioner's office to authenticate ownership. Regarding rubber farms, yes, as long the rubber farm falls directly within the ROW, we will mark the portion of those rubber trees that fall in the ROW and compensate.
In marking, if the house owner is not around and a different name is given, how do we correct or change it to the house owner's name?	Your question is the same as Philip Zion's. The house owner will have the opportunity to make the necessary changes. We will come back to do re-verification and all will be corrected. House/crop/farm owners will have to provide attestations from the commissioner's office to authenticate ownership.
Will the light poles be removed or will it be in the middle of the road?	Yes, light poles that fall within the ROW will be relocated if there are no engineering alternatives. Realignment of the road to avoid the affected light poles will be done by the engineers.
In building a new structure, should I take another 75ft from the old structure?	Very good question, thank you. No, you can build anywhere behind where the 75ft or 50ft from the center lane ends. No one should be allowed to carry on development in the road ROW even after the asphalt pavement or road construction is over. The road measurement of the ROW is: In city areas, 50ft from the center lane on the left and 50ft from the center lane on the

First series of Stakeholder Consultations Issues and Response	
Issues/Concerns	**Responses/Countermeasures**
	right; and on the highways, 75ft from the center lane on the left and 75ft from the center lane on the right.
What if somebody gives you land and you construct a structure on that land and you come to mark that structure, in this case, who should be compensated?	The person to be compensated will be the person who built or owned the structure. As I said earlier, the government does not pay for land that falls in the ROW.
What will happen to the affected graves that were marked? Will seasonal or cash crops be paid for?	Affected graves that fall in the ROW and are marked by us will be compensated for. Cemeteries will be avoided if not compensated as well. Concerning seasonal crops, the government only pays for economic or cash crops like coffee, cocoa, rubber, sugar cane, palm, etc., and not seasonal crops.
After receiving my compensation and the town chief says he deserves or wants a portion of my money for giving land, what should be done?	Do not give anything to whosoever, be it the town chief, commissioner, or any government or local authority officials; the government paying/compensating you for you to build yourself a new home or make another farm, it's not for you to share or eat that money. In time to come, we will come back to check or see what you did with the money the government gave you because this road project is meant to improve people's lives.
My kitchen is old and is about to collapse, will it still be marked and paid for?	As long the kitchen falls in the ROW of the road, yes, it will be marked and compensated for but as of the cut-off date (January 20, 2024), no one is allowed to build or do anything within the 50ft or 75ft ROW.
Will the market stalls be compensated?	Yes, as long the market stalls (shops/boutiques), telephone boots, gas stations, etc. fall in the project ROW, will be compensated accordingly.
What happens if you planted crops somewhere and then you relocate, and then, another person who lives near those crops tries to claim said crops, who is entitled to the compensation?	The crop owner will be entitled to the compensation regardless of where he/she lives. That is why you will be asked to provide us with the attestation from the commission's office for authentication. And if anyone is caught in any criminal behavior or fraudulent acts or cheating will be dealt with according to the law.

CHAPTER 8: GRIEVANCE REDRESS MECHANISM

8.1 Introduction

The potential adverse impacts associated with the civil works of the Project are substantial and, if not properly managed and mitigated, will give rise to conflicts among the affected population. Grievance Redress Mechanisms are essential tools for allowing affected people to voice their concerns and grievances arising from project implementation, often related but not limited to resettlement and compensation issues. These mechanisms are fundamental to addressing and resolving project-affected persons' concerns, claims and grievances outside of the judicial system (the court), as well as helping to prevent disruption of project implementation activities through violent demonstrations by aggrieved PAPs.

This RAP has incorporated some members (male and female) of the existing community structures into the GRM setup to resolve resettlement-related complaints. The mechanism is designed to be accessible to all affected people, including vulnerable groups, with provisions for assistance to illiterate individuals to ensure equitable participation. Multiple channels, such as local offices, community representatives, and dedicated grievance desks, have been established to facilitate ease of reporting concerns.

This chapter seeks to set out procedures for receiving, handling, and resolving PAP's grievances/conflicts in a transparent, fair, and timely manner throughout the project implementation period, particularly the civil works component which is in accordance with the OS5. A structured resolution timeline has been introduced to ensure grievances are addressed within a specified period, reducing uncertainty for affected persons. In cases where PAPs are dissatisfied with the resolution at the first level, an appeal mechanism has been included to escalate unresolved complaints to higher authorities, ensuring fairness and accountability. Coordination with local governance structures and legal aid services will further support dispute resolution and enhance trust in the process.

8.2 Objective of the Grievance Redress /Complaint Procedure

The objective of this mechanism is to provide an easily accessible platform for PAPs to file and seek redress for their concerns, claims, grievances/complaints arising from the implementation of the project. The mechanism is designed to ensure fairness, transparency, and impartiality in addressing complaints, with a structured process for reviewing and resolving grievances. Multiple access channels, including written submissions, community meetings, and designated grievance desks, are available to facilitate ease of reporting. A clear timeline has been established to ensure grievances are addressed within a reasonable period, and an escalation process is in place for unresolved complaints, allowing PAPs to seek higher-level redress if necessary.

8.3 Scope of the Grievance Redress Mechanisms

The proposed grievance redress mechanism will apply to all civil work activities that will be financed by the project. It includes issues related to asset valuation, resettlement compensation and assistance, and environmental and other social issues that will arise during project implementation. The mechanism ensures that PAPs have access to grievance resolution without discrimination, and it covers all categories of project impacts to align with international best practices.

The Grievance Mechanism will be established in a number of project-affected communities and at three different levels (Community, County, and Project levels) to make it easy for PAPs to access without incurring additional costs through long-distance travel. Because of its proximity to PAPs, it is expected that most of the grievances/complaints that may be filed will be handled and resolved at the community level.

The GRM structure and procedures have been designed to align with the AfDB Integrated Safeguard System (ISS) and Liberia's Environmental and Social Management Guidelines, ensuring compliance with environmental and social best practices. A monitoring and reporting system will be established to track grievances, response times, and resolution effectiveness, ensuring continuous improvement. PAPs will receive awareness training on the GRM process, including how to submit complaints, timelines for resolution, and the escalation process for unresolved grievances. Confidentiality measures will be integrated into the system, particularly for sensitive cases such as gender-based violence (GBV) or workplace harassment. The appeal process will be structured, allowing PAPs to escalate grievances beyond the community level to independent bodies or higher authorities for impartial resolution.

8.4 Levels of the GRM

Many grievances/complaints originate from misunderstanding of compensation issues and procedures. Grievance Redress Mechanisms (GRMs) at various levels will be established. Allocation for the requisite funding in order to offset its operational and administrative costs is catered for in this RAP. A grievance redress mechanism committee of knowledgeable persons experienced in the area of conflict resolution will be identified and established at various levels. These levels include the Community, County, and Project levels, each with distinct responsibilities in receiving, reviewing, and addressing grievances to ensure timely resolution. The PIU and the ESAFE Division of the Ministry of Public Works and PAPs will be responsible for establishing the GRMs as described below:

At the Community Level, local representatives and grievance committees will serve as the first point of contact for PAPs, aiming to resolve issues informally within a defined timeframe before escalation.

The County-Level GRM will handle cases that cannot be resolved at the community level, ensuring that grievances are reviewed impartially and in accordance with established procedures.

At the Project Level, unresolved grievances will be escalated to a higher authority, including relevant government bodies and independent mediators, ensuring fairness and accountability in decision-making.

A structured appeal process will be in place for PAPs dissatisfied with resolutions at lower levels, allowing them to escalate grievances further. Additionally, monitoring mechanisms will be implemented to track resolution timelines and ensure transparency in handling complaints.

84.1 Community Level Grievance Redress Committee (GRC)

A community-level GRM is a system of dispute resolution that shall be established at the impact corridor/location. Its objective is to bring the GRM closer to PAPs. First instance disputes/grievances shall be handled at the community level where the impact area is. All efforts shall be made to resolve issues at the first instance.

The Community Level GRM shall have the following members:

- Chairperson, Member
- Vice Chairperson, Member
- Secretary, Member
- Youth Representative, Member
- Women Representative of PAPs, Member
- Men Representative of PAPs, Member
- Vulnerable Group Representative, Member
- Monitoring Consultant Representative, Member
- Contracting Entity Representative, Member

The Community Level GRM committee shall resolve or reach a decision five (5) days from the date the complaint is received. The chairperson of the GRM committee shall communicate the committee's decision to the aggrieved PAPs in writing and keep a record of all decisions related to each case.

8.4.2 County-Level Grievance Redress Committee (GRC)

A committee of knowledgeable persons, experienced in the subject area, shall be constituted at the county level to handle complaints that have not been addressed or resolved at the Community level in the project area.

County Level GRM shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred to it from the project-level GRM. The chairperson of the GRM committee shall communicate the committee's decision to the aggrieved (PAPs) in writing and keep a record of all decisions related to each case.

The County-Level GRM shall be composed of the following members:

- County Superintendent, Chairperson
- District Commissioner, Vice Chairperson
- District Magistrate/Circuit, member

- City Mayor, Member
- Clan Chief, Member
- Land Commissioner Representative, Member
- MIA County Inspector, Member
- MPW County Resident Engineer, Member
- EPA Representative, Member

The County-Level GRM shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred from the Community Level GRM Committee. The chairperson of the committee shall communicate the committee's decision to the aggrieved project-affected persons (PAPs) in writing and keep a record of all decisions related to each case.

8.4.3 Project Level Grievance Redress Committee

This is a committee of knowledgeable persons, with experience in the subject area, and shall be constituted at the AfDB/PIU to handle complaints that have not been addressed or resolved at the County Level GRM in the project impact area or corridor. The Project Level GRM shall be comprised of the following members:

- Deputy Minister for Administration, MPW, Chairperson
- PIU Programme Coordinator, Vice Chairperson
- PIU Social Safeguards Officer, Secretary
- Project Manager, Member
- MPW ESAFE Director, Member
- PIU Environmental Officer, Member
- MPW Legal Counsel, Member
- Property Valuator (MPW), Member
- MPW Internal Audit, Member
- PAPs Representative (Male)
- PAPs Representative (Female)
- Monitoring Consultant Representative, Member
- Contracting Entity Representative, Member

The Project Grievance Redress Mechanism committee shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred to it from the county-level GRM committee. The chairperson of the committee shall communicate the committee's decision to the aggrieved PAP(s) in writing. The decision reached at the Project GRM Committee Level will be the final decision. The committee shall keep a record of all decisions related to each case.

8.5 Grievance Procedures

The following procedures shall be followed while filing and processing complaints:

Grievance Register Book: A grievance register book shall be opened and kept in the office of each GRM committee. All grievances shall be registered when and upon the receipt of complaints from the aggrieved. The book shall have: i) a case reference number, ii) the aggrieved name, iii) the date the case is received, iv) the date the case is resolved, and v) a remarks column.

- **Responsibility for Registering Complaints:** The Monitoring Consultant in the project area shall register in the Grievance Register Book all written complaints received.
- **Case Receipt:** Within 24 hours of receiving complaints, the monitoring consultant shall issue a letter to the aggrieved acknowledging receipt of the case and providing a date when the case will be reviewed as well as the venue.
- **Public Access to the book:** The book shall be accessible to the public.
- **PAPs:** All PAPs who have issues with their compensation and assistance are required to submit written complaints to the appropriate level of GRMs.
- **Mediation meetings and outcomes:** Mediation meetings and outcomes will be recorded and kept in safe places at each of the Grievance Redress Mechanism Committee's locations.

8.6 Determining and Implementing the Redress Action

The project will encourage the grievance redress setups in the Local Government (community and county levels) to determine the redress action in consultation with the complainant, if necessary. The proposed redress action and the timeframe in which it is to be implemented should be discussed within 1 week of receipt of the grievance. The grievance issue should be resolved within 2 weeks of receipt of complaints unless it requires further investigation, which could go to 4 weeks.

8.7 Verifying the Redress Action

The Grievance Redress Committee will visit the affected property site or get in touch with the complainant to confirm that the redress action is carried out. If the complainant is not satisfied with the outcome of the redress action, additional steps may be taken to resolve the issue or reach an amicable agreement. Verification should be completed within one week of the redress action being taken. The Grievance Redress Committee will issue a Grievance Redress Form (GRF) to the complainant confirming the resolution of the grievance.

8.8 Appeal to the Court

The court of law will be a "last resort" option if all mediation efforts to resolve the complaint(s) at the four GRM levels fail. As per the Constitution of the Republic of Liberia, any aggrieved person has the right to take his/her case to a court of law.

8.9 Grievance Redress Mechanism (GRM) Cost Estimates

The GRM cost estimates cover all activities required for the effective operation of the mechanism, including: (i) training and re-training of Grievance Redress Committee (GRC) members; (ii) dissemination of GRM information to communities and PAPs; (iii) production of grievance intake and reporting tools; (iv) transportation and logistics for field verification; (v) facilitation of mediation and appeals processes; and (vi) monitoring, reporting, and periodic system reviews. These provisions ensure that the GRM remains accessible to all PAPs, including vulnerable groups, and functions effectively throughout RAP implementation.

Table 21: Estimated Cost for GRM Implementation for RAP Implementation

Cost Item	**Estimated Cost (USD)**
Training and re-training of GRC Members	3,500
Community awareness and GRM disclosure	2,000
Grievance intake and documentation tools	1,200
Transportation and field verification	5,000
Facilitation of mediation and appeals	1,500
Monitoring, reporting, and GRM reviews	1,800
Total Estimated GRM Cost for RAP Implementation	**15,000**

8.10 Integration of GRM Costs Into the RAP Budget

The GRM cost estimate has been incorporated into the overall RAP implementation budget. These costs are non-negotiable operational requirements to ensure compliance with OS5 and to maintain accountability, transparency, and responsiveness during the resettlement process. The GRM will be monitored throughout the project cycle, with provisions for adaptive adjustments where necessary.

CHAPTER 9: MONITORING AND EVALUATION

Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, are to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.

Monitoring and Evaluation (M&E) shall constitute key components of this RAP implementation. As such, the PIU shall take the responsibility to ensure that effective M&E systems are maintained throughout the project period. Regular monitoring will enable the PIU to assess resettlement implementation progress and challenges, take corrective actions where and when necessary to keep the project on course, and ensure the achievement of the stated resettlement objectives.

9.1 Internal Monitoring

An Internal Monitoring and Evaluation body comprising representatives of the PIU and the ESAFE Division of the Ministry of Public Works and the Ministry of Finance and Development Planning/PFMU will carry out the Internal Monitoring and Evaluation. The purpose of monitoring and evaluating will be to ensure that the implementation of compensation is carried out as per plan and to take necessary and immediate corrective measures where there are lapses.

The Internal Monitoring and Evaluating Committee will ensure an appropriate social screening process as well as coordination of the overall implementation of the RAP with regard to the processes of financial compensation. This Committee will carry out the following tasks:

- Collection and verification of title deeds for properties, (if applicable) and attestation documents;
- Registration of legal owners of affected structures;
- Registration of affected persons indicated in the RAP;
- Preparation of cheques to beneficiaries; and
- Maintenance of appropriate financial records for all payments.

The Internal Monitoring and Evaluation Committee will be led by the PIU- Social/Environmental Safeguards officers in collaboration with the ESAFE Division of the Ministry of Public Works.

The Internal Monitoring and Evaluation Committee basic indicators that the Program Manager of PIU shall consider in monitoring will include:

- RAP Implementation timetable/schedule for structures demolition;

- Number of legal documents presented and verified;
- Number of beneficiaries on the census rooster;
- Number and category of PAPs compensated;
- Accuracy and soundness of financial records; and
- Number of complaint/grievance cases filed/resolved.

An internal progress monitoring report reflecting the resettlement process will be prepared for onward submission to the IIU/MPW and the AfDB. A final report will also be prepared after completion of the resettlement exercise and submitted to both the IIU/MPW and the AfDB . The final report shall indicate:

- Project context and resettlement issues,
- Detailed description of the resettlement process,
- Types of different Impacts: Structures demolished or relocated, livelihood, restriction of access etc.,
- The values of affected structures,
- Statistics of affected people,
- Status of Payment of compensation,
- Highlights of challenges and difficulties encountered in the implementation of the resettlement plan, and workable solutions employed, and
- Lessons Learnt from the RAP preparation, implementation and M&E exercise.

9.2 Independent Monitoring

An Independent or External Monitoring and Evaluation body comprising of a third party or hired consultant shall be appointed to ensure that the appropriate social screening processes as well as coordination of the overall RAP activities with regard to the processes of financial compensation are implemented as planned.

The objectives of external monitoring are as follows: i) to provide a source of independent evaluation and advice during the implementation of resettlement and compensation activities; ii) verify compliance of the implementation with the requirements of the RAP, Liberian Laws and the AfDB OS5 requirements and standards; and, iii) to conduct and prepare the RAP completion audit from a global perspective with a view to drawing lessons that can be used for future RAPs.

The following issues will be monitored by the independent consultant that IIU will appoint for this task:

(i) Compensation must be paid in full to the affected/displaced persons before the demolition of affected assets;
(ii) The amount of the compensation must be sufficient to replace the affected assets;

(iii) Compensation for affected buildings shall be equivalent to the cost of replacement of materials and labor including transaction costs at current prices;

(iv) No deduction shall be made for the depreciation of the building or the value of recoverable materials;

(v) The payment procedure must be transparent and the PAPs correctly informed of the procedure and their possibilities of appeal; and

(vi) conduct periodic external assessments of resettlement progress.

The PIU Social/Environmental Safeguards Officers and the Director of the MPW ESAFE Division will develop a detailed monitoring work plan for the terms of reference, based on the resettlement plan submitted to and cleared by the AfDB . ThePIU will select a firm with extensive experience in social survey and resettlement monitoring for this work. ThePIU will review and approve the questionnaires and inventory forms developed by the external monitoring consultant, as well as the research methods, analytic techniques, and reporting formats proposed by the external monitoring consultant.

The aim of this independent monitoring is to provide verification of key concerns in resettlement, such as compliance with resettlement policies, implementation progress, the extent of effective consultation and participation of local populations, and the direction and extent of changes in income and livelihood among displaced persons. Careful attention to monitoring matters such as these will help ensure equitable benefits for every displaced person.

9.3 Monitoring Indicators

Monitoring also encompasses regular consultation with and feedback from PAPs and other stakeholders regarding resettlement implementation progress or the lack thereof. Some techniques for stakeholder engagement and consultation will include one-on-one meetings/interviews, community meetings/group interviews, and focused group discussions. ThePIU shall be responsible for incorporating and tracking progress on these indicators. These indicators measure inputs, outputs, and outcomes relative to the resettlement activities. Key resettlement monitoring indicators shall include the following:

- Number of PAPs relocated/resettled;
- Number of vulnerable people assisted;
- Type of support provided during the transitional period;
- Type of assistance provided to PAPs;
- Number and nature of complaints filed by PAPs;
- Number of complaints amicably resolved;
- Number of complaints unresolved/pending;
- Existence and functioning of the GRM;
- PAPs access to the GRM;
- Compensation payment processing and delivery time;

- Number of PAPs who are better off because of the resettlement assistance;
- Number of PAPs who are worse off because of the project; and
- Status of resettlement plan implementation.

9.4 RAP Evaluation/ Completion Audit

As a requirement under planning and implementation, the mitigation of economic displacement will be considered complete when the completion audit concludes that affected persons or communities have received all of the compensation and other assistance for which they are eligible, and have been provided with adequate opportunity to relocate and to re-establish their livelihoods.

In adherence and fulfillment of the above requirements, an Independent or External Monitoring and Evaluation body comprising a third-party consultant shall be appointed to carry out the audit. The objectives of the audit shall include the following:

(i) General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set out in this document.

(ii) Assessment of the compliance of the implementation of the Resettlement Action Plan with the laws of Liberia and other regulations and safeguard policies, in particular those of the World Bank.

(iii) Assessment of the consultation procedures that took place at the community level, together with the involvement of the relevant local community institution and the Project Team.

(iv) Assessment of fair, adequate and prompt compensation as they have been implemented.

(v) Evaluation of the impact of the compensation on income and standard of living.

(vi) Identification of actions as part of the ongoing monitoring to improve the positive impact of the project and mitigate any possible negative impact, if any.

CHAPTER 10: TOTAL COST FOR THE FULL IMPLEMENTATION OF THE RAP

10. 1 Introduction

This chapter provides a detailed budget for RAP compensation and other entitlements. The budget is prepared based on inventory and valuation of affected assets, income loss, and special assistance to project-affected persons, as well as implementation support costs. This chapter provides information relating to the cost estimates for all resettlement activities, allowances for inflation factor applied to private, public, and farm and other contingencies, and a financing plan indicating the sources of funds and arrangements for the timely flow of funds.

10.2 RAP Budget

The overall RAP compensation, implementation of RAP, and other activities are estimated at **US$5,047,158.69**. The amount includes the following:

- The total compensation to be paid to PAPs for their affected Private Properties, including 21 graves at full replacement cost, is **US$4,025,895.39**.
- The total compensation for affected Public Properties at full replacement cost is **US$110,008.00**.
- The total compensation to be paid to PAPs for their affected Economic Tree Crops/Farms at full replacement cost is **US$ 62,146.50**.
- The total compensation to be paid to PAPs for three months of Business Income Loss is **US$ US$155,650.00**.
- The total compensation to be paid to PAPs as Landlords for three months for the loss of rental income is **US$40,848.00**.
- The total compensation to be paid to PAPs as Tenants for three months for the loss of rental shelter is **US$40,848.00**.
- The compensation to be paid to PAPs as Vulnerable Persons as special assistance is **US$109,650.00**.
- The total amount allocated to support PAPs (affected structure and economic tree crop owners only) as reimbursement for costs related to obtaining proof of ownership document (attestation), including transportation, is **US$57,010.00**.
- The provision for RAP implementation support activities is **US$115,000**. This covers RAP monitoring (US$100,000, aligned with the ESIA/ESMP) and GRM implementation activities (US$15,000).
- The provision for the Independent RAP Implementation Completion Audit (including report preparation and submission to the Bank) is **US$100,000.**

- The Contingency allocation of **US$230,102.80**. This amount is earmarked for addressing unforeseen factors such as price inflation, PAPs claims, chance finds, etc.

Item N°	Budget Item	No. of PAPs	Direct Impacts Cost (US$)	Indirect Impacts Cost (US$)	Total (US$)
A	**Compensation and Special Assistance**				
A.1	Private Properties including 21 Graves	1,643	4,025,895.39		4,025,895.39
A.2	Public Properties	14	110,008.00		110,008.00
A.3	Economic Tree Crops	61	62,146.50		62,146.50
A.4	Business Income Loss	500	155,650.00		155,650.00
A.5	Tenants	160	40,848.00		40,848.00
A.6	Landlords	127	40,848.00		40,848.00
A.7	Special Assistance to Vulnerable Persons	731	109,650.00		109,650.00
A.8	Refund to PAPs for Transportation and Other Moving Costs	1,704	57,010.00		57,010.00
	Sub Total (A1+A2+A3+A4+A5+A6+A7+A8)		**4,602,055.89**		**4,602,055.89**
B	**Implementation, Audit, and Contingency Provisions**	Unit	Direct Impacts Cost (US$)	Indirect Impacts Cost (US$)	Total (US$)
B.1	Independent RAP Implementation Completion Audit	Percentage		100,000.00	100,000.00
B.2	RAP Implementation Support, Supervision, Monitoring (US$100,000) and GRM Activities (US$15,000)	Percentage		115,000.00	115,000.00
B.3	Contingency	Percentage		230,102.79	230,102.79
	Sub Total (B1+B2+B3)			**445,102.80**	**445,102.80**
	Grand Total (A+B)		**4,602,055.89**	**445,102.80**	**5,047,158.69**

10.3 Updated Financing Plan

The African Development Bank, through the Government of Liberia, has committed to providing the estimated overall RAP implementation costs and other activities of **US$5,047,158.69** to finance the resettlement-related costs for the 60.9 km Buchanan to Cestos Junction Road section under the Coastal Corridor Project. The PIU will liaise with the AfDB and the GoL to secure funding to manage the implementation of the RAP in a timely manner, while the Project Financial Management Unit at the Ministry of Finance and Development Planning will perform the financial management role.

The total RAP implementation cost will be reflected in the overall project costs. The PIU will not mobilize contractors without completing payments to 95% of the eligible PAPs, without submitting to the Bank compensation and resettlement assistance payments completion reports, and without obtaining the Bank's clearance.

CONCLUSION

This RAP Project provides a comprehensive framework for identifying, assessing, and addressing the physical and economic displacement impacts associated with the 60.9 km road corridor. It outlines the categories of affected persons, the extent of asset losses, the entitlement framework, and the implementation measures required to ensure fair, transparent, and equitable compensation. Consistent with AfDB Operational Safeguard 5 , it has been prepared to restore, and where possible improve, the living conditions and livelihoods of all PAPs inclusively and sustainably.

To achieve these objectives, the plan establishes clear procedures for compensation, livelihood restoration, relocation assistance, and support to vulnerable groups. The plan emphasizes the principle that no civil works will commence until all PAPs have received full compensation and any required livelihood restoration assistance, in accordance with AfDB OS5 requirements. A formally declared cut-off date has been applied and remains the basis for eligibility, ensuring fairness and preventing opportunistic occupation of the right-of-way.

The report further defines a multi-tier GRM that will remain fully operational throughout implementation and construction, enabling PAPs to raise concerns and seek timely and transparent resolution. Institutional roles and responsibilities have been clearly assigned to the Ministry of Public Works (MPW), the PIU), county authorities, and local community structures, ensuring coordinated and accountable delivery of all RAP commitments. The allocated budget is adequate for covering compensation, resettlement assistance, livelihood restoration measures, and administrative needs, and will be fully mobilized to prevent implementation delays.

Monitoring and evaluation mechanisms have been incorporated to track progress and measure outcomes against the baseline socio-economic conditions documented in the RAP. Special attention will be given to vulnerable households, whose livelihoods and social conditions will be monitored closely to ensure they are restored to at least pre-project levels. As required by AfDB OS5, a RAP completion audit will be undertaken at the end of implementation to verify that all commitments have been fulfilled and that PAPs' living standards have been sustainably restored.

Overall, the successful implementation of this RAP will mitigate displacement impacts and contribute to the broader socio-economic development benefits expected from the road project. With full adherence to the outlined processes, transparent implementation, and effective collaboration among all stakeholders, the RAP will ensure that affected persons are meaningfully supported and that the project proceeds in full compliance with AfDB safeguard requirements.

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Geographic Maps of Liberia

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ANNEXES

Annex1: RAP Consultation Attendance

Ministry Of Public Works Meeting
With Grand Bassa County Authority Jan/13/2025

Venue: Administrative Building Attendance Stakeholder Meeting

Name	Position	Tele #
1) James W. Duen	County Acting Superintendent	0777447045
2). Moses G. Henry	" Development Officer	0777768521
(3) Paul Y. Piah	" Finance Officer	0776602068
(4) Onesimus S. Garway Sr	" Information Officer	0775967492
5). Thomas Davies	" Project Planner	0770232653
6). Michael Vasram	Statutory Superintendent	
8. Siaka Jusu. Dunor	Accfard INRF	0886711604
9. Moses Yealcaa	Auditor - MPW	0776016695
10 Mardella M. Soma	Adm/Asst MPW	0779160173
11) Jackson T. Sayeah	RAP Officer	0777381591
12) Kentoma C. Kilby	Property Valuator	0886222426/0777604112
13) Amando G. Paye	Director, ESAFE Division	0770214700
14. Richard S B. Kpehe	EO-MPW	0886816932
15. Ernest B. Hinoe	BWASH Tech.	0117691404 / 0717224874

Public Consultation Meeting Minutes

Project Title: Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-III Lot-1: Paving of Buchanan to Cestos City Junction (54km) in Grand Bassa and River Cess counties

Meeting Venue: Big Joe Town's Town Hall, Buchanan City, Grand Bassa County

Objective/Purpose of the Meeting: The Public Consultation Meeting for the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-V Lot-1, specifically focusing on the paving of the Buchanan to Cestos City Junction (54km) road project in Grand Bassa and River Cess counties, has several key objectives and purposes:

1. Stakeholder Engagement: To engage with local stakeholders, including community members, local governments, and relevant interest groups, to ensure that their voices and concerns are heard regarding the road development project.

2. Information Dissemination: To provide accurate and comprehensive information about the project's scope, benefits, anticipated impacts, and timelines to the affected communities, allowing stakeholders to make informed contributions.

3. Feedback Collection: To gather feedback from the public regarding their perspectives on the project, including any potential concerns or suggestions for improvement.

4. Transparency and Accountability: To promote transparency in the decision-making process related to the project planning and execution, fostering trust and cooperation between the project authorities and the communities.

5. Identifying Local Needs: To identify and discuss local needs, expectations, and challenges that may arise during the implementation of the road project, ensuring that the project aligns with the community's socio-economic goals.

6. Addressing Environmental and Social Concerns: To address any environmental or social concerns that may arise from the road construction, discussing mitigation strategies and ensuring sustainable project implementation.

7. Strengthening Community Relationships: To strengthen the relationship between the project implementers and the communities, facilitating cooperation and collaboration throughout the project's duration.

8. Building Support for the Project: To build support for the road project among the local population, emphasizing the anticipated economic and social benefits that the paved road corridor will bring to the region.

By organizing such a consultation meeting, the MRU/RDTFP aims to foster a collaborative environment that prioritizes community input and enhances the project's overall effectiveness and acceptance in the targeted areas.

Date: January 14, 2025

Time: 2:50 p.m.

Meeting Agenda: 1) Opening Prayer
2) Welcome Remarks and Introduction of Local Authorities and RAP & ESIA Team Members
3) Overview of the Project
4) Question and Answer Session
5) Establishment of the Grievance Redress Committee (GRC)
6) Signing of the Cut of Date's Form
7) Recap of the Key Discussion Points
8) Closing Remarks
9) Closing Prayer

1. Opening Prayer: The opening prayer was done by a volunteer. Welcome Remarks and Introduction of Local Authorities and RAP & ESIA Team Members: The meeting was called to order at about 2:50 p.m. with an opening prayer followed by an introduction.

2. Overview of the Project: A brief overview of the project was done by Mr. Amando G. Paye, Director of the Environmental and Social Safeguard (ESAFE) Division of the Ministry of Public Works. Mr. Paye informed the participants about the impacts of the upcoming road project: Basic information disclosed to participants included the following:
   i) Persons/crops or farms to be affected by the project;
   ii) ROW of 75Ft from the centerline on the left-hand side (LHS) and 75Ft on the right-hand side (RHS) for Highway and 50Ft (LHS) and 50Ft (RHS) in towns/cities sections;
   iii) Cut-Off-Date: As of Jan. 20, 2025, no one is allowed to do new development in the ROW
   iv) Vulnerable persons above 65 years, disabled persons to benefit;
   v) Transportation assistance;
   vi) No payment will be made to anyone owning land in the ROW
   vii) Person/s with business to benefit;
   viii) Vulnerability;
   ix) Structures/crops values are determined by the Ministry of Agriculture and the Ministry of Public Works
   x) Illegibility or what qualifies you to benefit from the RAP is not a land deed but rather a system that has been put into place that will qualify project-affected persons
   xi) Structure/crop coding was discussed as CJ-CC followed by a particular number to be assigned on the affected structure/crop/farm followed by photo-taking and that structure/crop/farm coding is subject to change depending on the location;
   xii) Valid ID-Cards either Citizen/Voting ID-cards to be given
   xiii) Replacement Cost

3. Questions and Answers Session

No.	Name of Participant	Participant's Telephone Number	Comment/Question from Participant	Response/Answer from Consultant & MPW-ESAFE Team	Remarks
1.	Joe Wadah	0779878318	I understood everything you said but my question is, what happens to people who have market, boots, and kitchen	We will mark all those structures including boots, containers, etc. that fall directly in the ROW. For public facilities such as hospitals, schools, markets, etc., we will try our best to avoid and if not then we will compensate or relocate to a suitable area.	
2.	Philip Lahai	0777064053	We that bought land along the road and got deeds, what will happen to us, are these deeds not important?	The deeds are very valid but even if you have the deed, you will still have to get the letter of attestation from the commissioner's office or the designated authority.	
3.	Stephen Da	0776828496	What happens if the house is near the light pole?	For us, we are not concerned about the light poles but the road's ROW or the measurement because even some light poles are planted deep in the ROW.	
4.	Moses A. Dingwall	0777525300	Making sure that thing goes right to better inform our people. We are very happy about this project and we pray	Thank you and yes, we will try our best to commence the project soon, this is why we are here to	

			that this road project commences soon	first deal with the resettlement issues.	
5.	Jerry Tonteh	0770289906	What happens to deeds that are not probated?	The deeds are just extra information for us but the requirement is for your local authority to recognize you. This is why you will be required to obtain attestation from the commissioner's office.	
6.	Ben Greece	0777089614	Will the structure/s marked be paid for before the demolition?	After this process, we will go and come back to work with the local authority then again go and come to verify, then, go back once again and come back for compensation; So we will need people with valid IDs like citizen ID, etc. After paying you will, we will tell you the time you need to relocate. You have the right to take anything within that time given to you. However, after that time (about 90 days- about 3 months) and you are still there, then don't blame us. Please keep the number that we are putting on the house.	
7.	Nelson Togar	0778384495	What becomes of the land space of the	We don't pay for land that falls in the	

			house spot, and 2, what becomes of the cemetery along the road that fall in the ROW?	ROW. In the past, the government had a law in place for you to not build or construct anything in the road ROW. The government has a certain distance along the road that you don't need to build there however, the government will compensate you as long your house or crops/farm fall in the ROW. For the cemetery, we will try all means to avoid it but where not possible, we will work with our environmentalist and local authority to relocate.	
8.	Manasseh S. Gbar	0776465682	We are working with different projects and we already have the existing GRC set up, will it be good if we continue with it?	No, this is a road project with different functions so it's good to have its own Grievance Redress Committee (GRC) set up besides, why if the people are not satisfied with your existing GRC, will be a problem for us so, it's good to have our own GRC.	

Establishment of the Grievance Committee: the meeting called to establish a Grievance Redress Committee comprising a Chair, Co-Chair, Secretary, Women Representative, Youth Representative, disabled representative, and Men Representative; 20 minutes were allotted for establishing the committee.
Closing Remarks: The closing remarks were made by the newly appointed GRM Committee Chairman (Mr. Lincoln Togar) followed by the Environmental Social Safeguard Officer, and the Project Engineer of the Programme Implementation Unit (PIU), Ministry of Public Works.

The meeting was adjourned at 6:57 p.m. by a closing prayer by the ESAFE/RAP Officer of the Ministry of Public Works.

Grievance Redress Committee (GRC)

No	Name	Position	Telephone Number
1.	Manasseh S. Gbar	Chair	0776465682
2.	Ciapha S. Sesay	Co-Chair	0775192913
3.	Nelson Togar	Secretary	0778384495
4.	Mary Hill	Women Representative	0776351157
5.	David Hill	Men Representative	0775051753
6.	Joe Wadah	Youth Representative	0779878318
7.		People with Disability's Representative	

Buchanan to Cestos City Junction Rd Project (54km)

Public Consultation Meeting

ATTENDANCE RECORD

PROJECT TITLE: MRU-5 Lot-1 **LOCATION:** Big Joe Town **DATE:** Jan. 14, 2025

No	Name	Signature	Contact No.
1.	Mohammed Konneh	M.K.	0776824588
2.	Aaron Afenyo		0555160[illegible]
3.	Solomon K. Kilaver	S.K	0773045905
4.	Joseph D. Zinnah		0777266932
5.	Hon. Benjamin Greaves		0777089614
6.	Manasseh S. Gbar		0776465682
7	Robert H. Hodges		0777324958
8	David JR. Farr		0777453532
9	Iaremy RO22E		0776003608
10	Timothy S. Debah	T.D	0776232431
11.	Daniel Y. Joe	D.J	0776826217
12	Moses H. Wilson		0777525300
13	Nancy James	N.J	0778408920

14. Babygini Parker B.V.P ——— 0770629229

15. Solomon G. Lathrobe — — 0778571221

16. Richard S.D. Kpeh — — 0777691404

Buchanan to Cestos City Junction Rd Project (54km)
Public Consultation Meeting

ATTENDANCE RECORD

PROJECT TITLE: MRU-5 Lot-1 **LOCATION:** Big Joe Town **DATE:** Jan. 14, 2025

No	Name	Signature	Contact No.
17	Abegia T. Trobia	A. T.	0778344357
18	Jerry Tshutteh	[illegible]	0770289906
19	Mary Hill	M.H.	0776351157
20	Sadama Zoga	S. Z	0775051946
21	Stephen James Dahn	[illegible]	0776828296
22	David Hill Jr	[illegible]	0775051753
23	Giaplu G. Seleny	[illegible]	0776192913
24	Philip Lahai	[illegible]	0777066053
25	Jerry Barclay	[illegible]	0778202101
26	Richard Nwisse	R.N.W	0775476225
27	Jeremiah Dou	DOU	0777412822
28	Nelson Togar	[illegible]	0778384495
29	Marthaline Ben	M.B	0777833370
30	Augustine Clement	[illegible]	0775-717637
31	JOE WIADAH	[illegible]	0779878318
32	EMMANUEL	[illegible]	0770418902

Public Consultation Meeting Minutes

Project Title: Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-III Lot-1: Paving of Buchanan to Cestos City Junction (54km) in Grand Bassa and River Cess counties

Meeting Venue: Yarpah Town's Town Hall, Yarpah Town, River Cess County

Objective/Purpose of the Meeting: The Public Consultation Meeting for the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-V Lot-1, specifically focusing on the paving of the Buchanan to Cestos City Junction (54km) road project in Grand Bassa and River Cess counties, has several key objectives and purposes:

1. Stakeholder Engagement: To engage with local stakeholders, including community members, local governments, and relevant interest groups, to ensure that their voices and concerns are heard regarding the road development project.

2. Information Dissemination: To provide accurate and comprehensive information about the project's scope, benefits, anticipated impacts, and timelines to the affected communities, allowing stakeholders to make informed contributions.

3. Feedback Collection: To gather feedback from the public regarding their perspectives on the project, including any potential concerns or suggestions for improvement.

4. Transparency and Accountability: To promote transparency in the decision-making process related to the project planning and execution, fostering trust and cooperation between the project authorities and the communities.

5. Identifying Local Needs: To identify and discuss local needs, expectations, and challenges that may arise during the implementation of the road project, ensuring that the project aligns with the community's socio-economic goals.

6. Addressing Environmental and Social Concerns: To address any environmental or social concerns that may arise from the road construction, discussing mitigation strategies and ensuring sustainable project implementation.

7. Strengthening Community Relationships: To strengthen the relationship between the project implementers and the communities, facilitating cooperation and collaboration throughout the project's duration.

8. Building Support for the Project: To build support for the road project among the local population, emphasizing the anticipated economic and social benefits that the paved road corridor will bring to the region.

By organizing such a consultation meeting, the MRU/RDTFP aims to foster a collaborative environment that prioritizes community input and enhances the project's overall effectiveness and acceptance in the targeted areas.

Date: January 15, 2025

Time: 2:00 p.m.

Meeting Agenda: 1) Opening Prayer
2) Welcome Remarks and Introduction of Local Authorities and RAP & ESIA Team Members
3) Overview of the Project
4) Question and Answer Session
5) Establishment of the Grievance Redress Committee (GRC)
6) Signing of the Cut of Date's Form
7) Recap of the Key Discussion Points
8) Closing Remarks
9) Closing Prayer

4. Opening Prayer: The opening was done by John Z. Grant. Welcome Remarks and Introduction of Local Authorities and RAP & ESIA Team Members: The meeting was called to order at about 2:00 p.m. with an opening prayer followed by an introduction.

5. Overview of the Project: A brief overview of the project was done by Mr. Amando G. Paye, Director of the Environmental and Social Safeguard (ESAFE) Division of the Ministry of Public Works. Mr. Paye informed the participants about the impacts of the upcoming road project: Basic information disclosed to participants included the following:
   i. Persons/crops or farms to be affected by the project;
   ii. ROW of 75Ft from the centerline on the left-hand side (LHS) and 75Ft on the right-hand side (RHS) for Highway and 50Ft (LHS) and 50Ft (RHS) in towns/cities sections;
   iii. Cut-Off-Date: As of Jan 20, 2025, no one is allowed to do any new development in the ROW
   iv. Vulnerable persons above 65 years, disabled persons to benefit;
   v. Transportation assistance;
   vi. No payment will be made to anyone owning land in the ROW
   vii. Person/s with business to benefit;
   viii. Vulnerability;
   ix. Structures/crop values are determined by the Ministry of Agriculture and the Ministry of Public Works
   x. Illegibility or what qualifies you to benefit from the RAP is not a land deed but rather a system that has been put into place that will qualify project-affected persons
   xi. Structure/crop coding was discussed as CJ-CC followed by a particular number to be assigned on the affected structure/crop/farm followed by photo-taking and that structure/crop/farm coding is subject to change depending on the location;
   xii. Valid ID-Cards either Citizen/Voting ID-cards to be given
   xiii. Replacement Cost

6. **Questions and Answers Session**

No.	Name of Participant	Participant's Telephone Number	Comment/Question from Participant	Response/Answer from Consultant & MPW-ESAFE Team	Remarks
9.	Philip Zion	0776103192	If the house owner is not around and the caretaker puts his/her name down instead of the house owner's name, will the house owner have a second choice to change the name to the rightful name?	Yes, the house owner will have the opportunity to make the necessary changes. We will come back to do re-verification and all will be corrected. House/crop/farm owners will have to provide attestations from the commissioner's office to authenticate ownership.	
10.	Nathanel Zoktoh	0777348322	Scrutinizing of rightful names of property will be done before you give a check for the affected property. Will the rubber farm be affected.	Yes, we will come back to do re-verification; house/crop/farm owners will have to provide attestations from the commissioner's office to authenticate ownership. Regarding rubber farms, yes, as long the rubber farm falls directly within the ROW, we will mark the portion of those rubber trees that fall in the ROW and compensate.	
11.	Marcus Hwito	0776053451	In marking, if the house owner is not around and a different name is given, how do we correct or change it to the house owner's name?	Your question is the same as Philip Zion's. the house owner will have the opportunity to make the necessary changes. We will come back to do re-	

				verification and all will be corrected. House/crop/farm owners will have to provide attestations from the commissioner’s office to authenticate ownership.	
12.	Abel Kolleh	0777485670	Will the light poles be removed or will it be in the middle of the road?	Yes, light poles that fall within the ROW will be relocated if there are no engineering alternatives. Realignment of the road to avoid the affected light poles will be done by the engineers.	
13.	Grace Fahgon	0770292771	In building a new structure, should I take another 75ft from the old structure?	Very good question, thank you. No, you can build anywhere behind where the 75ft or 50ft from the center lane ends. No one should be allowed to carry on development in the road ROW even after the asphalt pavement or road construction is over. The road measurement of the ROW is: In city areas, 50ft from the center lane on the left and 50ft from the center lane on the right; and on the highways, 75ft from the center lane on the left and 75ft from the center lane on the right.	
14.	Alice Joe	0775050120	What if somebody gives you land and	The person to be compensated will be	

			you construct a structure on that land and you come to mark that structure, in this case, who should be compensated?	the person who built or owned the structure. As I said earlier, the government does not pay for land that falls in the ROW.	
15.	Morriz E. Z. Bowen	0775578959	What will happen to the affected graves that were marked? Will seasonal or cash crops be paid for?	Affected graves that fall in the ROW and are marked by us will be compensated for. Cemeteries will be avoided if not compensated as well. Concerning seasonal crops, the government only pays for economic or cash crops like coffee, cocoa, rubber, sugar cane, palm, etc., and not seasonal crops.	
16.	Evelyn Cee	0775453787	After receiving my compensation and the town chief says he deserves or wants a portion of my money for giving land, what should be done?	Do not give anything to whosoever, be it the town chief, commissioner, or any government or local authority officials; the government paying/compensating you for you to build yourself a new home or make another farm, it’s not for you to share or eat that money. In time to come, we will come back to check or see what you did with the money the government gave you because this road project is meant to improve people's lives.	

17.	Mesheda Washington	0771252368	My kitchen is old and is about to collapse, will it still be marked and paid for?	As long the kitchen falls in the ROW of the road, yes, it will be marked and compensated for but as of the cut-off date (January 20, 2024), no one is allowed to build or do anything within the 50ft or 75ft ROW.	
18.	Bockai T. Junior	0771683355	Will the market stalls be compensated?	Yes, as long the market stalls (shops/boutiques), telephone boots, gas stations, etc. fall in the project ROW, will be compensated accordingly.	
19.	Nathaniel Doe	0777797390	What happens if you planted crops somewhere and then you relocate, and then, another person who lives near those crops tries to claim said crops, who is entitled to the compensation?	The crop owner will be entitled to the compensation regardless of where he/she lives. That is why you will be asked to provide us with the attestation from the commission's office for authentication. And if anyone is caught in any criminal behavior or fraudulent acts or cheating will be dealt with according to the law.	

Establishment of the Grievance Committee: the meeting called to establish a Grievance Redress Committee comprising a Chair, Co-Chair, Secretary, Women Representative, Youth Representative, disabled representative, and Men Representative; The GRC was separated into two (2) groups with one group responsible for Steward Town to Yarpah while the other group responsible for Yarpah Town to Cestos River/ITI Bridge. 20 minutes were allotted for establishing the committee.

Closing Remarks: The closing remarks were made by the newly appointed GRM Committee Chairmen (Harris Joe and Uriah Cokar) followed by the Environmental Social Safeguard Officer, and the Project Engineer of the Programme Implementation Unit (PIU), Ministry of Public Works.

The meeting was adjourned at 6:01 p.m. by a closing prayer by the ESAFE/RAP Officer of the Ministry of Public Works.

Grievance Redress Committee (GRC): Steward Town to Yarpah Town

No	Name	Position	Telephone Number
8.	Harris Joe	Chairman	0779151157
9.	Matthew Karbon	Co-Chair	0778894943
10.	Junior Z. Watson	Secretary	0886467733
11.	Alice Joe	Women Representative	0775050120
12.	Junnior Kaizah	Men Representative	0770295356/0886520077
13.	Eric James	Youth Representative	0776883435
14.	Ma Manezoego	Elderly/People with Disability	0775278457
15.	Nathaniel Deed	Elderly/People with Disability	0777797390

Grievance Redress Committee (GRC): Yarpah Town to Cestos River/ITI Bridge

No	Name	Position	Telephone Number
1.	Uriah Cokar	Chairman	0770348056
2.	Marcus Hwito	Co-Chair	0776053451
3.	Hezekiah K. David	Secretary	0775174542
4.	Winee Gelgeh	Women Representative	0777510229
5.	Honthan O. Saturdaye	Men Representative	0779075998
6.	Amara M. Kuyateh	Youth Representative	0770675680
7.	Redeemer Benjones	Elderly/People with Disability	0772153932/0881883457

Kangai Town Attendance meeting

Public Consultation Meeting ATTENDANCE RECORD Buchanan to Cestos Junction Ad Pro

PROJECT TITLE: MPW-5 Lot-1 LOCATION: Tarpah Town DATE: Jan. 15, 2025

No	Name	Signature	Contact No.
29	Marcus Huito		0776053451
30	Annie Huito	A H	0775443158
31	Satta Beah		0773468844
32	Emmanuel G. Joe		0771922019
33	Judy Tompoe		0880477364
34	Rebbeca Voih		~~0776367185~~
35	Sundayma George		0776367185
36	Saturday Samb		0776390496
37	Joseph B. Topayah		0775227834
38	Lovetee Joe		0778335279
39	Etta Okran		
40	Junior Joe		0775783507
41	Ferrick Joe		0773469070

Buchanan to Cestos Junction Road Project (54km)

Public Consultation Meeting **ATTENDANCE RECORD**

PROJECT TITLE: MRU-5 Lot-1 **LOCATION:** Tarpah Town **DATE:** Jan 15, 2025

No	Name	Signature	Contact No.
55	Tetta Winifile	T. W	0888690955
56	Aaron Knoeben	A K	0778289476
57	Fedelis H. Sonpon	F. H. S.	0775451845
58	Hawa Kuyateh	H. K.	0778154146
59	Jerry Sandoe	JS	0773112951
60	Junior Bahn	JB	
61	Stephen Doine	S.D.	
62	Rachel Vah	R.V.	077779[illegible]32
63	Enoch G Gaadyezon	E.G.G.	0770492223/0881411929
64	Emmanuel Morris	E. M	0778219887
65	Matthew Morris	[illegible]	0778665014
66	Etta David	E.D.	
67	Zaccheaus Jimm	Z. J.	0776384929 Town chief [illegible]

Buchanan to Cestos City Junction Rd Project (54Km)

Public Consultation Meeting

ATTENDANCE RECORD

PROJECT TITLE: MRU-5-Lot-1 **LOCATION:** Tarpah Town **DATE:** Jan 15, 2025

No	Name	Signature	Contact No.
68	Granee Morris	G. M	
69	Sarah G. Klefee	S. K	0771836258
70	Mary Morris	M M	
71	Patricia Grant	P. G.	
72	Orifer David	O D	07770970
73	Debora Gaway	D G	07
74	Lucia Flow	L. F	0778346859
75	Mema Yarway	M X	
76	Patience Nawaye	P. N.	
77	Evelyn Cee	E. Cee	0775453787
78	Grace Falugor		0770292771
79	Dyukonjay	Karbon	077
80	Carol C Guna	G	

Buchanan to Cestos City Junction Rd Project (54Km)

Public Consultation Meeting **ATTENDANCE RECORD**

PROJECT TITLE: MRU-5-Lot-1 **LOCATION:** Tarpah Town **DATE:** Jan. 15, 2025

No	Name	Signature	Contact No.
81	Naomia Knowldea	N K	0778497540
82	Sarah Knowldea	S K	0775415096
83	Marthalin Kotou	M K	077172021
84	Marie Collins	[illegible]	
85	Jacob Topayon	[illegible]	0775150912
86	EmmanuEL Josiah	E. J.	0775150912
87	Thomas Wonky	T M	
88	Christand Kolkapa	C K	
89	Terisa Greco	T G	
90	Mary Johnson	M J	07780998 42
91	Annie Nawany	A N	
92	Love Gorog		
93	Perager Kartun		0770924833

Buchanan to Cestos City Junction Rd Project (54km)

Public Consultation Meeting **ATTENDANCE RECORD**

PROJECT TITLE: MRU-5 Lot-1 **LOCATION:** Tarpah Town **DATE:** Jan. 15, 2025

No	Name	Signature	Contact No.
120	John Gba	J. G	0776062768
121	Harris Joe	[illegible]	0779151157
122	T. Thomas Cephas Jr	T. Cephas Jr.	0770640483
123	Marie Zoggo		~~0775166~~ 0775278457
124	Adam Karr		0775884847
125	Paul Nawsay		0778741648
126	Abram D. Dog		0776925225
127	John Z. Grant		0775459991
128	Jerry Y. Joe		0777320533
129	Joshua Gaye	[illegible]	0775482518
130	Andrew D. Joe	[illegible]	0777254715
131	Charle Chappy	C. C.-	0778801801
132	Jacob S Pagegar	[illegible]	0775244695

Tarpa Town Attendance Meeting

Public Consultation Meeting ATTENDANCE RECORD Buchanan to Cestos City Jlendi Rd Project (54km)

PROJECT TITLE: MRU-5-Lot-1 LOCATION: Tarpah Town DATE: Jan. 15, 2025

No	Name	Signature	Contact No.
133	Alice Dee.	A.D	
134	Alfred David	A.D.	0777929359
135	Hannah Togar	H.T	
136	Emmanuel Villet	E YV	0777972256
137	Jonathan Saturday	J O Satur	0779075998
138	Amara M. Kuyateh	A M.K	0770675680
139	Mamie Stryker	M S	0775847301
140	Junior Z. Klaton	J Z W	0886467733
141	Catherine Kuyateh	C.K	0775452380
142	Malon Davies	M.D.	0775200545
143	Hannah Zeo	H.Z	0778663791
144	Susina Joe		0779266188
145	Dorris Peter	D.P	

Buchanan to Cestos City Junction Rd Project (54Km)
Public Consultation Meeting

ATTENDANCE RECORD

PROJECT TITLE: MRU-5 Lot-1 **LOCATION:** Yarpah Town **DATE:** Jan. 15, 2025

No	Name	Signature	Contact No.
159	Mamie Teah	M. T.	0770374089
160	Abenego G. Davis	A.D.	0778022241
161	Richard SD. Kpeho	[illegible]	0776914404
162	Deborah Garjay	D G.	0778 522 283
163	Elizabeth Fayia	E. F	—
164	Abraham Dennies	A. D	0778660831
165	Garace Garjaye	G.G.	0776 1948 73
166	Chris B. Kamara		0777326519
167	Sundaygar Willie	S.W.	0770396522